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Doc#. 2105401426 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/23/2021 01:41 PM Pg: 1 of 6

Dec ID 20200901694866

QUIT CLAIM DEED ILLINOIS STATUTORY

THE GRANTORS, Michael C. O'Connor, a single man, and Kimberly Marie Bialczak, a single woman, both of 9802 S. Karlov Ave., Unit D, Oak Lawn, IL 60453, County of DuPage, for and in consideration of Ten and 00/100s Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Michael C. O'Connor, a single man, of 9802 S. Karlov Ave., Unit D, Oak Lawn, IL 60453, County of DuPage ("Grantee"), all interest in the real estate legally described as:

UNIT 100 AND 100G IN PARK SHIRE ESTATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 IN PARK SHIRE ESTATES, BEING A RESUBDIVISION OF PART OF LOT 1 IN BARTOLOMEO AND MILORD SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM FOR PARK SHIRE ESTATES CONDOMINIUM NUMBER 5, RECORDED AS DOCUMENT NUMBER 20452231, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Common Address of the Real Estate: 9802 S. Karlov Ave., Unit D, Oak Lawn, IL 60453

Permanent Real Estate Index Number for the Real Estate: 24-10-225-027-1020

SUBJECT TO: General real estate taxes for 2020 and subsequent years; covenants, conditions, and restrictions of record, building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

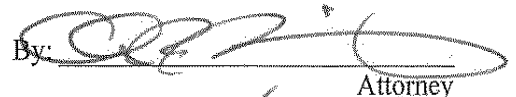
The real estate being conveyed is Homestead property.

In Witness Whereof, the Grantor executes this Quit Claim Deed on this 25th day of September, 2020.


Michael C. O'Connor


Kimberly Marie Bialczak

EXEMPT UNDER THE PROVISIONS
of Paragraph E, Section 4 Real Estate
Transfer Tax Act

By: 
Attorney

Dated: 9/25, 2020

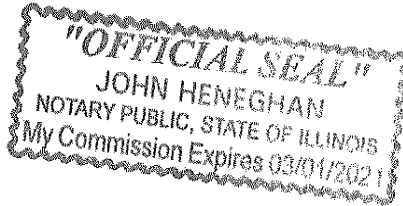
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that Michael C. O'Connor and Kimberly Marie Bialczak, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that Grantor signed, sealed and delivered the said instrument as Grantors' free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on
this 25th day of September, 2020.

Notary Public



Property of Cook County Clerk's Office

Prepared by:

Fornaro Law
1022 S. La Grange Road
La Grange, IL 60525

Mail to:

Fornaro Law
1022 S. La Grange Road
La Grange, IL 60525

Name and Address of Taxpayer:

Michael C. O'Connor
9802 S. Karlov Ave., Unit D, Oak Lawn, IL 60453

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STATEMENT BY GRANTOR AND GRANTEE

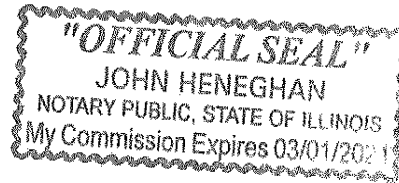
The Grantor or Grantor's agent affirms that, to the best of Grantor's knowledge, the name of the Grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: September 25, 2020.

Signature: *Philip Main Biele*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this the 25 day of September, 2020.

John Heneghan
Notary Public



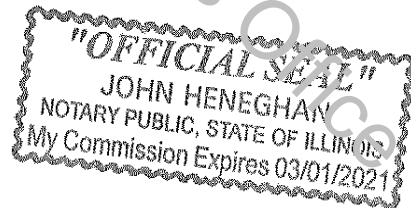
The Grantee or Grantee's agent affirms that, to the best of Grantee's knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: September 25, 2020.

Signature: *John Heneghan*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this the 25 day of September, 2020.

John Heneghan
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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9446 South Raymond Avenue, Oak Lawn Illinois 60453
Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

9802 S KARLOV #D

Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) (D) of said Ordinance

Dated this 5TH day of NOVEMBER, 2020

Dr. Sandra Bury
Village President

Jane M. Quinlan, MMC
Village Clerk

Randy Palmer
Interim Acting
Village Manager

Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
Thomas E. Phelan
Bud Stalker
Terry Vorderer

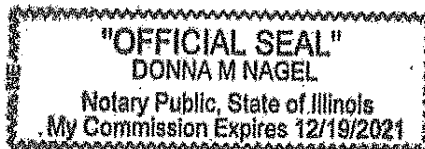


Brian J. Harigan
Director of Finance & Administrative Services

SUBSCRIBED and SWORN to before me this

5TH Day of NOVEMBER, 2020





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RECEIVED
OCT -7-2020



RECORDER OR REGISTRAR'S DEED NO.
DATE RECORDED _____ <small>(For Recorder's Use Only)</small>

Property Maintenance Department
<i>KM</i>
DATE <u>10/9/2020</u> <small>(For Village of Oak Lawn Use Only)</small>



am

Village of Oak Lawn
REAL ESTATE TRANSFER TAX
 DECLARATION EXEMPTION

INSTRUCTIONS:

- 1) This form must be filled out completely, signed by at least one of the grantors (sellers) or their agent, faxed to: Property Maintenance Dept. at (708) 499-7823 for approval and presented to the Finance Dept. cashier's window, 9446 So. Raymond Ave., Oak Lawn, Illinois, 60453 or other designated agent, at the time of purchase of real estate transfer stamps as required by the Oak Lawn Real Estate Tax Ordinance along with a copy of the final water bill paid receipt for separate meter dwelling or properties. The stamps must be affixed to the deed, and this form attached, when the title is recorded.
- 2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- 3) In cases involving an intermediate buyer, nominee or "straw man," one declaration form must be prepared for each deed that is to be recorded. One of these transactions may be exempt under Section 3-2-7F of the Village Code.
- 4) For additional information, please call the Finance Department at (708) 499-7780, Monday through Friday, 8:30AM to 5:00 PM.
- 5) IT IS THE SELLER'S OBLIGATION TO MAKE ARRANGEMENTS FOR FINAL WATER BILL PAYMENT PRIOR TO VACATING THE PROPERTY. SELLER MUST CONTACT WATER BILLING AT (708)499-7762 FOR AN APPOINTMENT, AND MEET THE WATER METER INSPECTOR FOR FINAL READING. MAKE PAYMENT VIA, CASH OR CHECK AT THE DESIGNATED TIME, UNLESS THE SALE IS A CONDOMINIUM UNIT WHICH IS NOT NECESSARY.

Address of Property 9802 S. Karlov Ave., Unit D, Oak Lawn, IL 60453 Unit # _____
 Permanent Property Index Number 24-10-225-027-1020
 Date of closing 9/25/20 Type of Deed Quit Claim Deed

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed) \$ <u>0.00</u>
Amount of Tax (\$5.00 per \$1,000 or fraction of a thousand round to next highest thousand \$ <u>0.00</u>
(PAYMENT MUST BE MADE BY CASH, VISA, MC, DISCOVER OR CERTIFIED CHECK, CASHIERS CHECK, MONEY ORDER OR ATTORNEY'S CHECK.)

Note: The Village of Oak Lawn, Oak Lawn Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 3-2-7F of the Village Code which is printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below. Please attach a Xerox copy of the signed & notarized deed, also Xerox copy of signed & notarized statement by Grantor/Grantee. I hereby declare that this transaction is exempt from taxation under the Oak Lawn Real Estate Transfer Tax Ordinance by Subsection d. of Section 3-2-7F. (Choose from page 2).

Details for exemption claimed (explain)

Quit Claim Deed with no actual consideration.

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Please Print)
(Seller)

Michael C. O'Connor & Kimberly Marie Bialczak 9802 S. Karlov Ave., Unit D, Oak Lawn, IL 60453
 Name Current Address City, State, Zip Code

9802 S. Karlov Ave., Unit D, Oak Lawn, IL 60453

Seller's Forwarding Address Required

Signature *Michael C. O'Connor* Date Signed 9-25-2020
 Seller or Agent or Attorney

Grantee: (Please Print)
(Buyer)

Michael C. O'Connor 9802 S. Karlov Ave., Unit D, Oak Lawn, IL 60453
 Name Current Address City, State, Zip Code

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[View Declaration: 20200901694866](#)

Declaration ID: 20200901694866

Actions

Status: Closing Completed State/County Stamp: Not Issued

Document No.: Not Recorded

Primary PIN: 24-10-225-027-1020

[Release to Edit Declaration](#)

[Printable Copy of Declaration](#)

[Return to Summary](#)

[STATE FORM](#) [COUNTY FORM](#)

Exempt Transfer



- Transfer is not exempt.
- A. Deeds representing real estate transfers made before January 1, 1968, but recorded after that date and trust documents executed before, January 1, 1986, but recorded after that date.
- B. Deeds to or trust documents relating to (1) property acquired by any governmental body or from any governmental body, (2) property or interests transferred between governmental bodies, or (3) property acquired by or from any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious, or educational purposes. However, deeds or trust documents, other than those in which the Administrator of Veterans' Affairs of the United States is the grantee pursuant to a foreclosure proceeding, shall not be exempt from filing the declaration.
- C. Deeds or trust documents that secure debt or other obligation.
- D. Deeds or trust documents that, without additional consideration, confirm, correct, modify, or supplement a deed or trust document previously recorded.
- E. Deeds or trust documents where the actual consideration is less than \$100.
- F. Tax deeds.
- G. Deeds or trust documents that release property that is security for a debt or other obligation.
- H. Deeds of partition.
- I. Deeds or trust documents made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of corporations under plans of reorganization under the Federal Internal Revenue Code (26 USC 368) or Title 11 of the Federal Bankruptcy Act.
- J. Deeds or trust documents made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- K. Deeds when there is an actual exchange of real estate and trust documents when there is an actual exchange of beneficial interests, except that that money difference or money's worth paid from one to the other is not exempt from the tax. These deeds or trust documents, however, shall not be exempt from filing the declaration.
- L. Deeds issued to a holder of a mortgage, as defined in Section 15-103 (now Section 15-1207) of the Code of Civil Procedure, pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure.
- M. A deed or trust document related to the purchase of a principal residence by a participant in the program authorized by the Home Ownership Made Easy Act, except that those deeds and trust documents shall not be exempt from filing the declaration.

[Continue](#)