

UNOFFICIAL COPY

QUIT CLAIM DEED

Doc# 2107820028 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/19/2021 07:29 AM Pg: 1 of 3

Dec ID 20210101618633
ST/CO Stamp 1-402-027-024

Name and Address of Taxpayer:

JOHN KOSACZ
NICOLE MIRANDA
4315 WENONAH AVE
STICKNEY, IL 60402

Above Space for Recorder's Use Only

THE GRANTOR(S), JOHN KOSACZ, UNMARRIED, for and in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, CONVEY(S) and QUIT CLAIM(S) to

JOHN KOSACZ, UNMARRIED AND NICOLE MIRANDA, UNMARRIED,
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of 4315 Wenonah Ave, Stickney, IL 60402

100% of the Grantor(s) interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 6 IN BLOCK 2 IN WALTER G. MCINTOSH'S FOREST VIEW GARDENS, BEING A SUBDIVISION OF LOTS 14, 15, 20, 21, 22, 23 AND 28 IN CIRCUIT COURT PARTITION OF PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1922 AS DOCUMENT 7532229 IN COOK COUNTY, ILLINOIS.

And said Grantor(s) hereby expressly waive(s) and release(s) any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

Property Address: 4315 Wenonah Ave, Stickney, IL 60402

PIN: 19-06-302-006-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Subject Only to: general taxes not due and payable at the time of transfer, covenants, conditions, and restrictions of record, building lines and easements, if any.

REAL ESTATE TRANSFER TAX

25-Feb-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

19-06-302-006-0000

20210101618633 | 1-402-027-024

(Landtrust National Title
120 S. LaSalle St.
Suite 1700
Chicago, IL 60603)

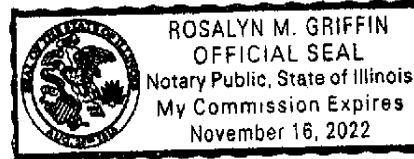
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IN WITNESS WHEREOF, the said Grantor has executed This Quit Claim Deed on this 16 day of FEB, 20 21.

John D. Kosacz
JOHN KOSACZ

STATE OF IL
COUNTY OF COOK

} SS.



I, ROSALYN M. GRIFFIN, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOHN KOSACZ personally known to me or have proved based on satisfactory evidence to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 16 FEB, 20 21

Joseph M. Griffin
Notary Public

VILLAGE OF STICKNEY
TRANSACTION EXEMPT FROM REAL
ESTATE TRANSFER TAX ACCORDING TO
PARAGRAPH 2
DATED THIS 21 DAY OF MARCH, 2021

[Signature]
VILLAGE CLERK

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 2/16/21

John D. Kosacz
Signature of Buyer, Seller or Representative

Prepared By and After Recording Mail To:
Law Offices of Elina Golod, Ltd.
550 W. Washington Blvd. Ste 201
Chicago, Illinois 60661

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, and 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 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 2/16/2021

Signature *John D. Krasney*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTOR OR AGENT
THIS 16 DAY OF FEB,
2018. ~~2021~~ 2021



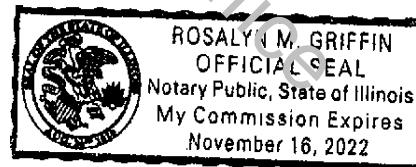
NOTARY PUBLIC *Rosalyn M. Griffin*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and 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 2/16/2021

Signature *John D. Krasney*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTOR OR AGENT
THIS 16 DAY OF FEB,
2018. ~~2021~~ 2021



NOTARY PUBLIC *Rosalyn M. Griffin*

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.