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Quit Claim Deed


ILLINOIS STATUTORY

MAIL TO:

Quality Homes 170 Lansing, LLC
39663 Birchwood
Plymouth, MI 48170

NAME & ADDRESS OF TAXPAYER:

Quality Homes 170 Lansing, LLC
39663 Birchwood
Plymouth, MI 48170



Doc# 2108328027 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 03/24/2021 11:46 AM PG: 1 OF 4

THE GRANTOR William E. Ponkowski, III, a married man

of 39663 Birchwood Drive, Plymouth, MI 48170, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEYS AND QUIT CLAIMS TO

Quality Homes 170 Lansing, LLC, a Michigan Limited Liability Company

all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:

See Exhibit "A"

*NOT HOMESTEAD PROPERTY


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

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,


Permanent Index Number(s): 29-03-412-019-0000 & 29-03-412-028-0000



Property Address: 14324 Sanderson Avenue, Dolton, IL 60419

Dated this 22 day of May, 2020



William E. Ponkowski, III (Seal)

VILLAGE OF DOLTON
WATER/REAL PROPERTY TRANSFER TAX No. 23574
ADDRESS 14324 Sanderson
ISSUE 12-2-20 EXPIRES 1-7-20
AMT 50.00
TYPE WTS
VILLAGE COMPTROLLER 

| REAL ESTATE TRANSFER TAX | | 24-Mar-2021 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 29-03-412-019-0000 20210201644411 0-974-359-056 | | |

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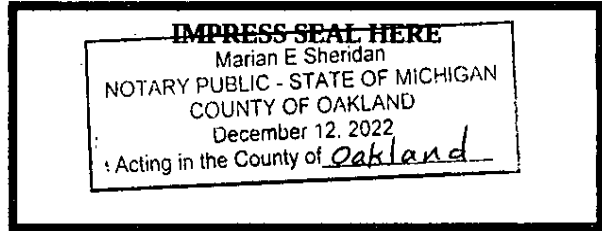
STATE OF)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT William E. Ponkowski, III personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 May day of 22, 2020

Marian E. Sheridan

Notary Public
My commission expires on 12-12-2022.



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
Courtright Law, LLC
David Courtright
P.O. Box 692
Palos Heights, IL 60463

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31-45, PROPERTY TAX CODE.
DATE: 5/22/20

Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: May 22, 2020

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Marian E. Sheridan

By the said (Name of Grantor): William E. Ponkouski III

AFFIX NOTARY STAMP BELOW

On this date of: May 22, 2020

NOTARY SIGNATURE: Marian E. Sheridan

Marian E Sheridan
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
December 12, 2022
Acting in the County of Oakland

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: May 22, 2020

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Marian E. Sheridan

By the said (Name of Grantee): William E. Ponkouski III

AFFIX NOTARY STAMP BELOW

On this date of: May 22, 2020

NOTARY SIGNATURE: Marian E. Sheridan

Marian E Sheridan
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
December 12, 2022
Acting in the County of Oakland

CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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EXHIBIT "A"

THE WEST 60 FEET OF THE SOUTH 50 FEET OF LOT 5 AND THE NORTH 20 FEET OF THE SOUTH 70 FEET OF LOT 5 IN BLOCK 2 IN HARTER AND OTHER'S SUBDIVISION OF THE NORTH PART OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 12.78 CHAINS WEST OF THE SOUTHEAST CORNER OF SAID SECTION 3, RUNNING THENCE NORTH 27.23 CHAINS; THENCE NORTH 45 DEGREES WEST 10.21 CHAINS; THENCE SOUTH 34.45 CHAINS; THENCE EAST 7.22 CHAINS TO THE POINT OF BEGINNING.

ALSO THE SOUTH 50 FEET (EXCEPT THE WEST 60 FEET THEREOF) OF LOT 5 IN BLOCK 2, IN HARTER AND OTHER'S SUBDIVISION OF THE NORTH PART OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 12.78 CHAINS WEST OF SOUTHEAST CORNER OF SAID SECTION 3, RUNNING THENCE NORTH 27.23 CHAINS; THENCE NORTH 45 DEGREES WEST 10.21 CHAINS; THENCE SOUTH 34.45 CHAINS; THENCE EAST 7.22 CHAINS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office