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Doc#. 2109201005 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/02/2021 06:05 AM Pg: 1 of 5

AFTER RECORDING RETURN TO:

Vylla Title, LLC
ATTN: Post Close Dept.
6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10242308

Dec ID 20210301671750
ST/CO Stamp 0-427-266-576

MAIL TAX STATEMENTS TO:

Nancy L. Silvernagel and Dale Klein
8537 South 83rd Avenue
Hickory Hills, IL 60457

Name & Address of Preparer:

Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 18-35-413-027

QUIT CLAIM DEED

THIS DEED made and entered into on this 28th day of August, 2020, by and between **Nancy L. Silvernagel, an unmarried person**, a mailing address of 8537 South 83rd Avenue, Hickory Hills, IL 60457, hereinafter referred to as Grantor(s) and **Nancy L. Silvernagel, an unmarried person and Dale Klein, an unmarried person, as joint tenants**, a mailing address of 8537 South 83rd Avenue, Hickory Hills, IL 60457, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Commonly known as: 8537 South 83rd Avenue, Hickory Hills, IL 60457

Prior instrument reference: Document Number 0533346130, Recorded: 11/29/2005

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

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"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

8/28/2020
Date

Nancy Silvernagel
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 28th day of August, 2020.

Nancy L. Silvernagel
Nancy L. Silvernagel

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Nancy L. Silvernagel** is/are personally known to me 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28th day of August, 2020.

Stella Parkas
Notary Public Stella Parkas
My commission expires: Dec. 20, 2021



No title exam performed by the preparer. Legal description and party's names provided by the party.

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EXHIBIT A
LEGAL DESCRIPTION

Lot 1 in Patterson's Re-Subdivision of Lot 53 in Frank Delugach's 87th Street Woods, being a Subdivision of part of the West 1/2 of the Southeast 1/4 of Section 35, Township 38 north, range 12 east of the third Principal Meridian in Cook County, Illinois.

BEING the same which Eagle Rock Development, LLC an Illinois limited liability company and Donna Mrozek, a single person by Deed dated November 21, 2005 and recorded November 29, 2005 in the County of Cook, State of Illinois in 0533346130 conveyed unto Nancy L. Silvernagel.

PARCEL ID NUMBER: 18-35-413-027

PROPERTY COMMONLY KNOWN AS: 8537 SOUTH 83RD AVENUE, HICKORY HILLS, IL 60457

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

19-Mar-2021



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

18-35-413-027-0000

| 20210301671750

| 0-427-266-576

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STATEMENT BY GRANTOR AND GRANTEE

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 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 August 28, 2020

Signature: Nancy L. Silvernagel

Grantor, or Agent Nancy L. Silvernagel

Subscribed and sworn to before me by the said Nancy L. Silvernagel this 28th day of Aug., 2020.

Stella Parhas

Notary Public Stella Parhas
My commission expires: Dec. 20, 2022



The Grantee or her/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, 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 August 29, 2020

Signature: Dede Klein

Grantee, or Agent Dede Klein

Subscribed and sworn to before me by the said Dede Klein this 28th day of August, 2020.

Stella Parhas

Notary Public Stella Parhas
My commission expires: Dec. 20, 2022



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)