



2109519038D

Doc# 2109519038 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/05/2021 12:07 PM PG: 1 OF 5

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 570 Crescent Blvd, Glen Ellyn, Illinois, 60137, Phone: (513) 247-9605.

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1468696

Mail Tax Statements To: **Mary E. Frakes and Bruce L. Frakes 3505 N OAKLEY AVE., CHICAGO, IL 60618**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-19-302-023-0000**

QUITCLAIM DEED

Mary E. Frakes, Bruce L. Frakes wife and husband and Kathryn M. Frakes, unmarried, hereinafter grantors, whose tax-mailing address is 3505 N OAKLEY AVE., CHICAGO, IL 60618, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to Mary E. Frakes and Bruce L. Frakes, wife and husband, as tenants by the entirety, hereinafter grantees, whose tax mailing address is 3505 N OAKLEY AVE., CHICAGO, IL 60618, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: 1703446072, Recorded on 02/03/2017

REAL ESTATE TRANSFER TAX

02-Apr-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-19-302-023-0000 | 20210101605913 | 2-003-065-360

REAL ESTATE TRANSFER TAX

05-Apr-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-19-302-023-0000 | 20210101605913 | 1-674-856-976

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

Executed by the undersigned on DECEMBER 21, 2020:

Mary E. Frakes

Mary E. Frakes

Bruce L. Frakes

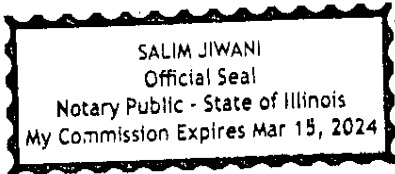
Bruce L. Frakes

Kathryn M. Frakes

Kathryn M. Frakes

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on DECEMBER 21, 2020 by **Mary E. Frakes, Bruce L. Frakes and Kathryn M. Frakes** who are personally known to me or have produced DRIVERS LICENSE as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



[Signature]

Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 12/21/2020

Bruce L. Frakes, Mary E. Frakes

Buyer, Seller or Representative

UNOFFICIAL COPY

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 or assignment of beneficial interest in 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 title to real estate under the laws of the State of Illinois.

Dated DECEMBER 21, 2020

KATHLEEN M. FRAKES, Ben Frakes, Mary E. Frakes
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said KATHLEEN M. FRAKES, BRUCE L. FRAKES,
this 21 day of DECEMBER 2020 MARY E. FRAKES
2020.



NOTARY PUBLIC [Signature]

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, 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 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.

Date DECEMBER 21, 2020

Ben Frakes, Mary E. Frakes
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said BRUCE L. FRAKES, MARY E. FRAKES
This 21 day of DECEMBER 2020
2020.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

State of Pennsylvania

County of Allegheny

Courtney Kern, being duly sworn on oath, states that Bruce L. Frakes and Mary E. Frakes

reside at 3505 N Oakley Ave Chicago, IL 60618. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

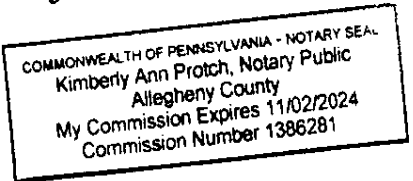
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Courtney Kern

SUBSCRIBED and SWORN to before me
this 2nd day of February, 2021.

Kimberly Ann Protch



UNOFFICIAL COPY

EXHIBIT A (LEGAL DESCRIPTION)

The Land referred to herein below is situated in the County of COOK, State of IL, and is described as follows: Lot 62 In William Zelosky's Subdivision Of Block 31 In The Subdivision Of Section 19, Township 40 North, Range 14, East Of The Third Principal Meridian, (Except The Southwest 1/4 Of The Northeast 1/4 Thereof And The Southeast 1/4 Of The Northwest 1/4 And The East 1/2 Of The Southeast 1/4 Thereof) In Cook County, Illinois. Tax ID: 14-19-36Z-023-0000

PROPERTY ADDRESS 3505 N SAKLEY AVE., CHICAGO, IL 60618

Property of Cook County Clerk's Office