

UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

Doc#: 2111816034 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/28/2021 02:27 PM Pg: 1 of 3

Dec ID 20210301681418
ST/CO Stamp 1-986-388-496

DLW202103016

Quit Claim Deed

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR, Fox Hills, LLC, an Illinois Limited Liability Company of 13125 Silver Fox Drive, Lemont, Illinois, 60439, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to *George Vranas and Tara Vranas, husband and wife, not as joint tenants, but as tenants by the entirety*, 13125 Silver Fox Drive, Lemont, IL 60439, the following described Real Estate situated in the County of Cook, State of Illinois to wit: *Young*

SEE PAGE 2 FOR LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s) 22-35-303-002 0000

Address of Real Estate: 13125 Silver Fox Drive, Lemont, IL 60439

The date of this deed of conveyance is January 22, 2021.

[Signature]

(SEAL) George Vranas, manager of Fox Hills, LLC

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George Vranas, 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.

(Impress Seal Here)
(My Commission Expires) OFFICIAL SEAL
KAREN ISAAC
NOTARY PUBLIC, STATE OF ILLINOIS
WILL COUNTY
MY COMMISSION EXPIRES 01/17/2023

Given under my hand and official seal

[Signature]

Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 13125 Silver Fox Drive, Lemont, IL 60439

LOT 2 IN BLOCK 7 IN FOX CHASE ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 11, EAS OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON JUNE 23, 1976 AS DOCUMENT NUMBER 23531686, IN COOK COUNTY, ILLINOIS.

EXEMPT under provisions of Paragraph E
Section 31-45, Property Tax Code.
Date: January 15, 2021

Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		30-Mar-2021
COUNTY		0.00
ILLINOIS		0.00
TOTAL:		0.00
<small>22-35-303-002-0000 20210301681418 1-385-368-438</small>		

This instrument was prepared by:
George Vranas
Attorney at Law
3464 N. Clark Street
Chicago, IL, 60657

Send subsequent tax bills to:
George Vranas
13125 Silver Fox Drive
Lemont, IL 60439

A record-mail recorded document:
George Vranas
13125 Silver Fox Drive
Lemont, IL 60439

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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 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

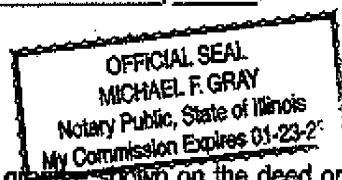
Dated: 1/22, 2021

[Signature]
Signature

Print Name

Subscribed and sworn to before me this 22 of Jan 2021

[Signature]
Notary Public



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 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.

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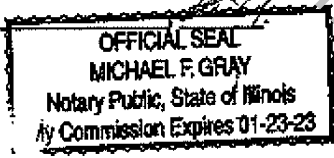
Dated: 1/22, 2021

[Signature]
Signature

Print Name

Subscribed and sworn to before me this 22 of Jan 2021

[Signature]
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.