

UNOFFICIAL COPY



Doc# 2113742037 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/17/2021 10:21 AM PG: 1 OF 3

QUIT CLAIM DEED
Statutory (Illinois)
(Individual to Individual)
2145711352

Above Space for Recorder's use only

THE GRANTORS, NICHOLAS J. PETROVITS and EUGENE J. PETROVITS, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS, and other good and valuable consideration to them, in hand paid,

CONVEY AND QUIT CLAIM to Nicholas J. Petrovits and Lofong B. Petrovits, husband and wife
3332 North Damen Avenue
Chicago, IL 60618

the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

LOT 43 IN BLOCK 16 IN C.T. YERKES' SUBDIVISION OF BLOCKS 33, 34, 35, 36, 41, 42, 43 AND 44, ALL 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 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

PROPERTY IS NOT HOMESTEAD AS TO EUGENE J. PETROVITS

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 said premises not as joint tenants and not as tenants in common, but as TENANTS BY THE ENTIRETY forever.

Permanent Index Number: 14-19-323-032-0000

Address of Real Estate: 3332 North Damen Avenue, Chicago, IL 60618

Dated this 23 day of March, 2021

3
S 3
S 4
SC
INT IP

Nicholas J. Petrovits (SEAL)

Lofong B. Petrovits (SEAL)

1 of 2

3

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REAL ESTATE TRANSFER TAX 28-Apr-2021
 COUNTY: 0.00
 ILLINOIS: 0.00
 TOTAL: 0.00
 14-19-323-032-0000 | 20210301678618 | 2-069-880-336

REAL ESTATE TRANSFER TAX 08-Apr-2021
 CHICAGO: 0.00
 CTA: 0.00
 TOTAL: 0.00 *
 14-19-323-032-0000 | 20210301678618 | 1-035-429-392

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

TO

EXEMPT under provisions of paragraph 4 Section 4, Real Estate Transfer Act


 Signature 3-23-21
 Date

QUIT CLAIM DEED

STATE OF ILLINOIS
 COUNTY OF COOK

IMPRESS
 SEAL
 HERE

PENNY K WOSAR
 Official Seal
 Notary Public - State of Illinois
 My Commission Expires Dec 3, 2022

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nicholas J. Petrovits and Eugene J. Petrovits are the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged they signed, sealed and delivered the said instrument as 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 official seal this 23 day of March, 2021

Commission expires 12-3-22


 NOTARY PUBLIC

This instrument prepared by: Nicholas J. Petrovits, 3332 North Damen Avenue, Chicago, IL 60618

MAIL TO:

Nicholas J. Petrovits
 3332 North Damen Avenue
 Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO

Nicholas J. Petrovits
 3332 North Damen Avenue
 Chicago, IL 60618

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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: 3 | 23 | 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

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

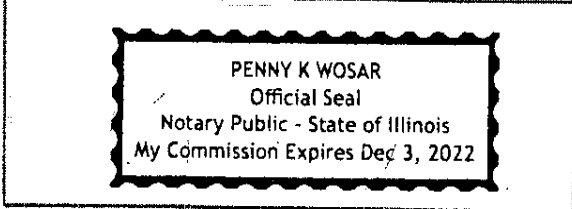
Subscribed and sworn to before me, Name of Notary Public: Penny K Wosar

By the said (Name of Grantor): Nicholas J Petrovits

On this date of: 3 | 23 | 2021

NOTARY SIGNATURE: Penny K Wosar

AFFIX NOTARY STAMP BELOW



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: 3 | 23 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

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

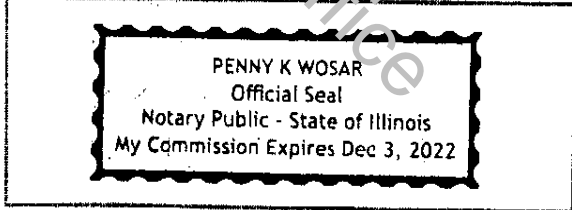
Subscribed and sworn to before me, Name of Notary Public: Penny K Wosar

By the said (Name of Grantee): Wolfgang B Petrovits

On this date of: 3 | 23 | 2021

NOTARY SIGNATURE: Penny K Wosar

AFFIX NOTARY STAMP BELOW



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)**)