



2119319017D

Doc# 2119319017 Fee \$88.00

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

KAREN.A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/12/2021 10:41 AM PG: 1 OF 6

File Number: 69744205

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605.

After Recording Return To:
AMROCK LLC
662 Woodward Ave.
Detroit, MI 48226

81929033
When Recorded Return To:
Indecomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108

Mail Tax Statements To: Charity Korzen: 5725 W School St., Chicago, IL 60634-4348

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-20-428-012-0000

QUITCLAIM DEED
Record 1st

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

George Korzen unmarried, and Charity Korzen, unmarried, who acquired title as husband and wife, now divorced pursuant to the Judgment for Dissolution of Marriage filed in Cook County, Illinois in Case No. 12 D 7998 on 3/12/2013, whose mailing address is 5725 W School St., Chicago, IL 60634-4348, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to Charity Korzen, unmarried, hereinafter grantee, whose tax mailing address is 5725 W School St., Chicago, IL 60634-4348, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:



RPA 3470749576QC101010106

REAL ESTATE TRANSFER TAX

12-Jul-2021



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX

12-Jul-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-20-428-012-0000 | 20210201640772 | 0-126-534-416

13-20-428-012-0000 | 20210201640772 | 1-738-556-176

* Total does not include any applicable penalty or interest due

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Tax Id Number(s): 13-20-428-012-0000

Land situated in the County of Cook in the State of IL

THE EAST 1/4 OF LOT 81 IN ATKINSONS SUBDIVISION OF LOTS 3, 4, 5 IN VOSS PARTITION OF 80 ACRES WEST OF AND ADJOINING THE EAST 40 ACRES OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 1, 2, 3, 9, 10 AND 11 IN OWNERS PARTITION OF LOTS 6, 7, 8, 9, 10 OF VOSS PARTITION AFORESAID, IN COOK ILLINOIS.

Commonly known as: 5725 W School St., Chicago, IL 60634-4348

Prior instrument reference: 9112203

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

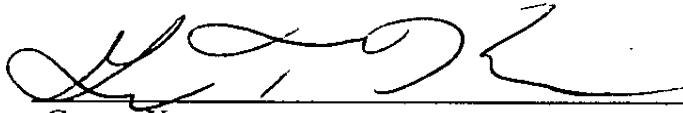


RPA

3470749576QC101010206

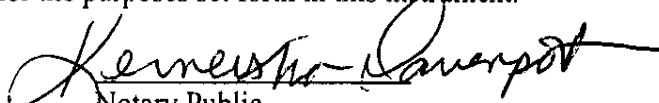
UNOFFICIAL COPY

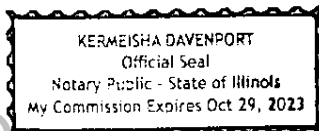
Executed by the undersigned on 3/20, 2021:


George Korzen

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on March 20, 2021 by **George Korzen** who is personally known to me or has produced Illinois driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public



Property of Cook County Clerk's Office



RPA 3470749576QC101010306

UNOFFICIAL COPY

Executed by the undersigned on March 20, 2021:

Charity A Korzen
Charity Korzen

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on March 20, 2021 by **Charity Korzen** who is personally known to me or has produced Illinois driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Kermeisha Davenport
Notary Public



RPA 3470749576QC101010406

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: 3-20-2021

Charity A. Kozen
Buyer, Seller or Representative

Property of Cook County Clerk's Office



RPA 3470749576QC101010506

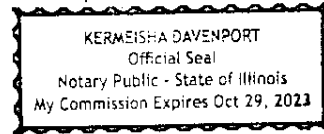
UNOFFICIAL COPY

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 3 - 20, 2021

Charity A Korzen
Signature of Grantor or Agent



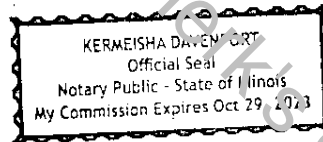
Subscribed and sworn to before
Me by the said Charity Korzen
this 20 day of March,
2021.

NOTARY PUBLIC Kermeisha Davenport

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 3 - 20, 2021

Charity A Korzen
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Charity Korzen
This 20 day of March,
2021.

NOTARY PUBLIC Kermeisha Davenport

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.)



RPA 3470749576QC101010806