

# UNOFFICIAL COPY

## QUIT CLAIM DEED



Doc# 21195190000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/14/2021 09:18 AM PG: 1 OF 4

THE GRANTOR, Kathy Kastrantas, as Trustee, under the Declaration of Trust of Kathy Kastrantas, dated August 10, 2009, of Park Ridge, IL, for and in consideration of TEN and NO/100ths (\$10.00) dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to 8549 West Catalpa LLC, an Illinois limited liability company, the following described real estate situated in the County of Cook, in the State of Illinois:


Legal Description: See Exhibit A, incorporated herein by reference

Permanent Index Numbers: 12-11-120-003-0000

Address of Real Estate: 8549 W. Catalpa Avenue, Chicago, Illinois 60656

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: Covenants, conditions, and restrictions of record, and to General Taxes for 2020 and subsequent years.

Dated this 22 day of June, 2021.

  
Kathy Kastrantas, as Trustee, under the  
Declaration of Trust of Kathy Kastrantas  
dated August 10, 2009

### REAL ESTATE TRANSFER TAX

14-JUL-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

12-11-120-003-0000 | 20210701697491 | 0-623-207-184

### REAL ESTATE TRANSFER TAX

14-Jul-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

12-11-120-003-0000 | 20210701697491 | 0-154-493-712

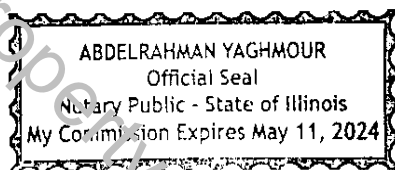
\* Total does not include any applicable penalty or interest due.

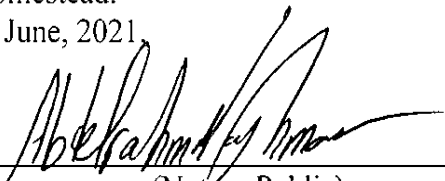
**UNOFFICIAL COPY**

STATE OF ILLINOIS            )  
   ) ss  
 COUNTY OF Cook            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kathy Kastrantas, as Trustee, under the Declaration of Trust of Kathy Kastrantas dated August 10, 2009, 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 she signed, sealed, and delivered the said instrument as her 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 22 day of June, 2021.



  
 \_\_\_\_\_  
 (Notary Public)

*This instrument was prepared by and when recorded mail to:*

Drost Kivlahan McMahon O'Connor LLC  
 Attn: Katherine M. Liston  
 11 South Dunton Avenue  
 Arlington Heights, IL 60005

***Name and Address of Taxpayer:***

8549 West Catalpa LLC  
 8549 W. Catalpa Ave.  
 Chicago, Illinois 60656

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E),  
 SECTION 200/31/45 PROPERTY TAX CODE.

6/22/2021            Katherine Liston  
 DATE                    REPRESENTATIVE

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EXHIBIT "A"

**LOT 3 IN NORDICA BUILDING CORPORATION, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office

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## AFFIDAVIT

### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: June 24, 2021

Signature: Katherine Anton  
Agent

Subscribed and sworn to before me by the said Agent this 24 day of June, 2021.



Notary Public

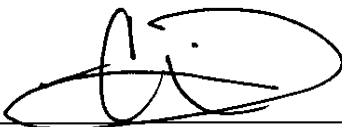


The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: June 24, 2021

Signature: Katherine Anton  
Agent

Subscribed and sworn to before me by the said Agent this 24 day of June, 2021.



Notary Public

