

UNOFFICIAL COPY

Doc#. 2120301388 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/22/2021 11:55 AM Pg: 1 of 4

QUIT CLAIM

DEED IN

TRUST

Dec ID 20210601676175

City Stamp 1-502-211-344

THIS INDENTURE WITNESSETH, that the GRANTORS, **THOMAS A. NOVAK and CAROL ANNE NOVAK**, his wife of the City of Chicago, County of Cook and State of Illinois. For and in consideration for ONE AND NO/100THS (\$1.00) DOLLARS AND other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to **THOMAS A. NOVAK and CAROL ANNE NOVAK**, as TRUSTEES UNDER THE **THOMAS A. NOVAK and CAROL ANNE NOVAK**, DECLARATION OF TRUST, dated JUNE 18, 2021 of 11639 S. Central Park of the City of Chicago County of Cook and State of Illinois, 60655 under the provisions of said trust agreement, the following described real estate in the county of Cook, State of Illinois, to-wit:

SEE ATTACHED

hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of State of Illinois.


ADDRESS OF PROPERTY: 11639 S. Central Park, Chicago, Illinois 60655

PIN: 24-23-406-003-0000

Dated this 18th day of JUNE, 2021.


THOMAS A. NOVAK


CAROL ANNE NOVAK

REAL ESTATE TRANSFER TAX		07-Jul-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

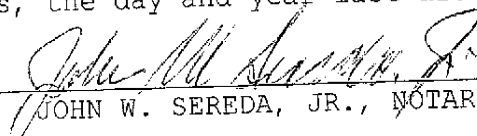
24-23-406-003-0000 | 20210601676175 | 1-502-211-344

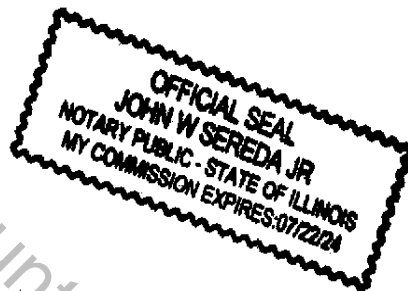
UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I hereby certify that on the 18TH DAY of JUNE, A.D. 2021, before me personally appeared **THOMAS A. NOVAK and CAROL ANNE NOVAK**, is to me known to be the persons described in and who executed the foregoing conveyance to **THOMAS A. NOVAK and CAROL ANNE NOVAK**, as TRUSTEES UNDER THE **THOMAS A. NOVAK and CAROL ANNE NOVAK, DECLARATION OF TRUST**, Dated JUNE 18, 2021, and acknowledged the execution thereof to be their free act and deed, for the use and purposes therein mentioned.

WITNESS my signature and official seal at the City of Chicago, County of Cook and State of Illinois, the day and year last aforesaid.


JOHN W. SEREDA, JR., NOTARY PUBLIC



My Commission Expires: JULY 22, 2024

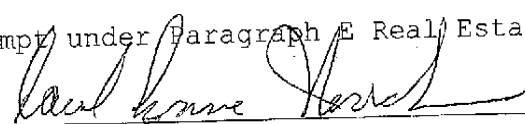
This instrument was prepared by and Mail to:

JOHN W. SEREDA, JR. Attorney at Law
3838 W. 111th St., STE. 102
Chicago, IL 60655

Send subsequent tax bills to:

THOMAS A. NOVAK and CAROL ANNE NOVAK,
11639 S. CENTRAL PARK
CHICAGO, IL 60655

Exempt under Paragraph E Real Estate Transfer Tax Act.


Date: JUNE 18, 2021.

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LEGAL DESCRIPTION

For the premises commonly known as: 11639 S Central Park Avenue
Chicago, Illinois 60655

Legal Description:

THE SOUTH 38 FEET OF THE NORTH 69 FEET OF THE WEST 120 FEET OF BLOCK 23 IN ATWOOD'S ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTH 100 ACRES OF THE SOUTHWEST 1/4 AND THE NORTH 50 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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: 6 | 18 | 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:

SHARON SEREDA

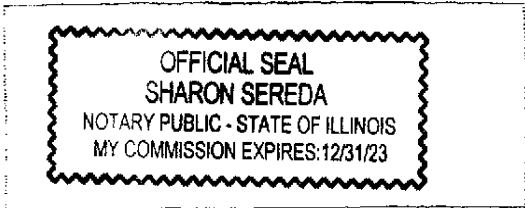
By the said (Name of Grantor):

THOMAS NOVAK

On this date of: 6 | 18 | 2021

AFFIX NOTARY STAMP BELOW

NOTARY SIGNATURE: [Signature]



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: 6 | 18 | 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:

SHARON SEREDA

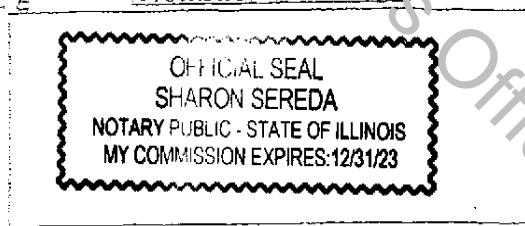
By the said (Name of Grantee):

THOMAS NOVAK TRUSTEE

On this date of: 6 | 18 | 2021

AFFIX NOTARY STAMP BELOW

NOTARY SIGNATURE: [Signature]



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/Act 31)