

UNOFFICIAL COPY

Doc#: 2121642069 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/04/2021 10:15 AM Pg: 1 of 4

21086722/RTC

Dec ID 20210701623185
ST/CO Stamp 1-706-810-128

QUITCLAIM DEED

GRANTOR, LOUIS C. KANANOWICZ, an unmarried man, who acquired title as a married man (herein, "Grantor"), whose address is 2540 Maple Street, River Grove, IL 60171, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, LOUIS C. KANANOWICZ, an unmarried man (herein, "Grantee"), whose address is 2540 Maple Street, River Grove, IL 60171, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 2540 Maple Street, River Grove,
IL 60171

Permanent Index Number: 12-26-318-032-0000; 12-
26-318-033-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 6 day of May, 2021.

VILLAGE OF RIVER GROVE
Exempt
Property

No 2086
JP 7-2021
Approved

When recorded return to:

LOUIS C. KANANOWICZ
2540 MAPLE STREET
RIVER GROVE, IL 60171

Send subsequent tax bills to:

LOUIS C. KANANOWICZ
2540 MAPLE STREET
RIVER GROVE, IL 60171

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

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GRANTOR

Louis C Kananowicz
LOUIS C. KANANOWICZ

STATE OF IL
COUNTY OF COOK

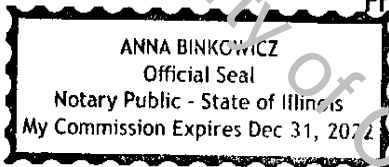
This instrument was acknowledged before me on May 6, 2021, by LOUIS C. KANANOWICZ.

[Affix Notary Seal]

Notary Signature: Anna Binkowicz

Printed name: Anna Binkowicz

My commission expires: 12-31-22



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Louis C Kananowicz 5/6/2021
Signature of Buyer/Seller/Representative Date

County Clerk's Office

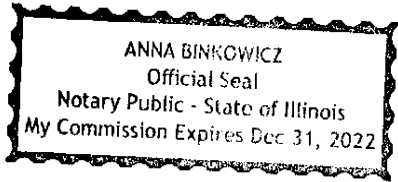
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STATEMENT OF GRANTOR/GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated 5/6/2021 Signature: *Louis C Karanowicz*
Grantor or Agent

Subscribed and sworn to before
Me by the said Louis C Karanowicz
this 6 day of May, 2021
Notary Public *Anna Binkowicz*



The grantee 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 title to real estate under the laws of the State of Illinois.

Dated 5/6/2021 Signature: *Louis C Karanowicz*
Grantee or Agent

Subscribed and sworn to before
Me by the said Louis C Karanowicz
this 6 day of May, 2021
Notary Public *Anna Binkowicz*



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EXHIBIT A

[Legal Description]

LOTS 15 AND 16 IN BLOCK 2 IN J. BELL'S SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 26, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 100 FEET LYING BETWEEN OAK AND MAPLE STREETS) ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 1890 AS DOCUMENT 1284127 IN BOOK 40 OF PLATS PAGE 47 IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.