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Prepared By:

LARRY A. WHITNEY, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
2805 CROW VALLEY TRAIL PLANO, TX 75023

Doc# 2132201015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/18/2021 10:54 AM PG: 1 OF 3

Recording Requested By/Return to:

VYLLA, LLC
6200 TENNYSON PARKWAY, SUITE 110
PLANO, TX 75024

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 25 day of September, 2020, by first party **BENJAMIN FRANK, WHO ACQUIRED TITLE AS A SINGLE MAN, AND CATHERINE BOGACKI, WHO ACQUIRED TITLE AS A SINGLE WOMAN, AS JOINT TENANTS NOT AS TENANTS IN COMMON**, to second party, **BENJAMIN FRANK AND CATHERINE BOGACKI, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**, OF 4967 N AUSTIN AVE, CHICAGO, IL 60630-1918.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

Lot 312 and the North 13 1/2 feet of Lot 313 in Zelosky's Colonial Gardens Subdivision of the West Fractional 1/2 of the Southeast Fractional 1/4 of Section 8, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

APN: 13-08-417-075-0000

PROPERTY ADDRESS: 4967 N AUSTIN AVENUE, CHICAGO, IL 60630-1918

EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

X

(Signature of buyer, seller, or representative)

(Date)

REAL ESTATE TRANSFER TAX

18-Nov-2021



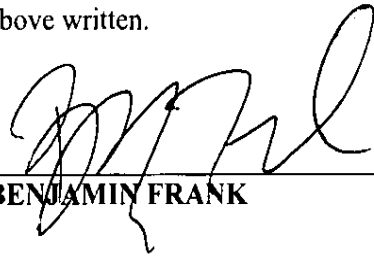
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-08-417-075-0000

| 20211101636979 | 1-923-071-120

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

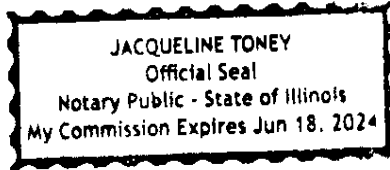

BENJAMIN FRANK

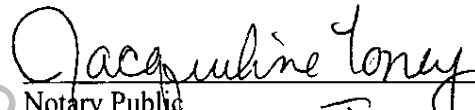

CATHERINE BOGACKI

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **BENJAMIN FRANK AND CATHERINE BOGACKI**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, 25 September, 2020


(seal)




Notary Public
My Commission Expires: June 18, 2024

Send Tax Bills to:
BENJAMIN FRANK AND CATHERINE BOGACKI
4967 N AUSTIN AVE
CHICAGO, IL 60630-1918

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX	12-Nov-2021
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00

13-08-417-075-0000 | 20211101636979 | 2-077-093-008

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

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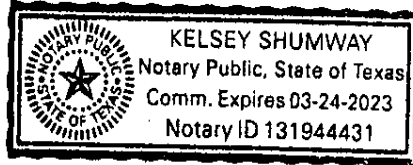
STATEMENT BY GRANTOR AND GRANTEE

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 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 November 8, 20 21

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 8th day of November, 20 21
Notary Public [Signature]

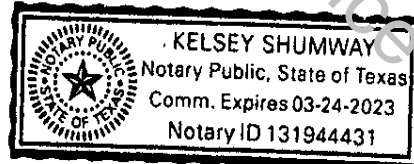


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.

Date November 8, 20 21

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 8th day of NOVEMBER, 20 21
Notary Public [Signature]



Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)