

# UNOFFICIAL COPY

CH-126391-0

Doc#: 2133420480 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/30/2021 01:34 PM Pg: 1 of 4

Exempt under provisions of Paragraph  
E, Section 31-45, Property Tax Code.

Dec ID 20211101655148

When recorded, return deed to:  
States Title FTS Agency  
3900 Lennane Drive, Suite 110  
Sacramento, CA 95834

Mail tax bills to:  
Julie M. Sujack, 605 South Catherine  
Avenue, La Grange, IL 60525

Space above this line for Recorder's Use

## QUITCLAIM DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Julie S. Rosenberger, now known as Julie M. Sujack, an unmarried woman, whose address is 605 South Catherine Avenue, La Grange, IL 60525 ("Grantor(s)"), does hereby convey and quitclaim to Julie M. Sujack, an unmarried woman, as her sole and separate property, with an address of 605 South Catherine Avenue, La Grange, IL 60525 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

**LOT 23 IN BLOCK 6 IN COUNTRY CLUB ADDITION TO LAGRANGE, BEING A  
SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9,  
TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.**

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Julie S. Rosenberger, now known as Julie M. Sujack, an unmarried woman by instrument recorded on 12/21/2011 at Doc#: 1135519016 with the Recorder of Cook County, Illinois.

Permanent Index No: 18-09-113-002-0000

Property Address: 605 South Catherine Avenue, La Grange, IL 60525. This address is provided for informational purposes only

**SUBJECT TO:** Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Dated this 18th day of November, 2020.

[Signature Page Follows]

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GRANTOR(S):

*Julie S. Rosenberger now known as Julie M. Sujack*

Julie S. Rosenberger, now known as Julie M. Sujack

### ACKNOWLEDGMENT

STATE OF IL )

COUNTY OF COOK )

This instrument was acknowledged before me on this 18th day of November, 2020, Julie S. Rosenberger, now known as Julie M. Sujack.

*[Signature]*

Notary Public

My Commission Expires: 9/27/23



This instrument was prepared by Patrick Goodwin, a licensed attorney in this state, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290 (without the benefit of title review). Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290.

\*\*\* Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code.\*\*\*

11/18/2020

Date

*[Signature]*

Buyer, Seller, or Representative

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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: 11/15/2016

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: \_\_\_\_\_

By the said (Name of Grantor): \_\_\_\_\_

On this date of: November 15th, 2016

NOTARY SIGNATURE: [Signature]

#### AFFIX NOTARY STAMP BELOW



### 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 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: 11/15/2016

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

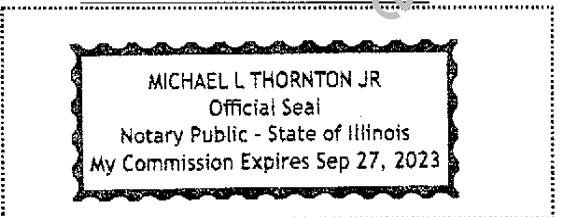
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): \_\_\_\_\_

On this date of: November 15th, 2016

NOTARY SIGNATURE: [Signature]

#### AFFIX NOTARY STAMP BELOW



### 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/Art. 31)**)

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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of COOK

\_\_\_\_\_, being  
duly sworn on oath, states that \_\_\_\_\_ resides at \_\_\_\_\_. That the  
attached deed is not in violation of 765 ILCS 205/ 1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that \_\_\_\_\_ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Michael M Sigack

SUBSCRIBED and SWORN to before me

this 14th day of NOVEMBER, 2020  
Michael M Sigack

