UNOFFICIAL COPY

Greater Illinois Title Co. 300 E. Roosevelt Road Wheaton, IL 60187

GIT Accom File #: 10007242

Doc#. 2133533171 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/01/2021 02:20 PM Pg: 1 of 4

Dec ID 20210801639502 ST/CO Stamp 0-993-346-192

RECORDING COVER SHEET

Cook County

TYPE OF DOCUMENT: Quit Claim Deed

Re.: PIN # 23-36-303-143-1348

ny Clerks THIS INSTRUMENT FILED FOR RECORD BY GREATER ILL INDIS TITLE COMPANY AS AN ACCOMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR EFFECT UPON TITLE

UNOFFICIAL COPY

1000-12-12 QUITCLAIM DEED

THIS INDENTURE, made this 6th day of August, 2021, between Paul M. Carvey, a widower not since remarried, of Palos Heights, Illinois, party of the first, and Paul M. Carvey and Kathy L. Lovitt, both of Palos Heights, Illinois, party of the second part,

WITT ESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No 100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does Convey and Quitclaim unto the party of the second part FOREVER, not as tenants in common but as Joint Tenants with Right of Survivorship, all the following described real estate, situated in the County of Cook and State of Illinois, to-wit:

Legal Description:

Parcel 1: Unit No. 13321-2FF, in Oak Hills Condominium I as delineated on a survey of certain lots or parts thereof in Equacide's Oak Hills Gountry Club Village Subdivision in the Southwest 1/4 of Section 36, Township 37 North, Range 12, East of the Third Principal Meridian, which survey is a rached as Exhibit "A" to the Declaration of Condominium Ownership made by Burnsi le Construction Company, an Illinois Corporation, recorded in the Office of the Cock County Recorder of Deeds as Document No. 23684699; together with its undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, all in Cook County, Illinois.

Parcel 2: Easement appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements made by Burnside Construction Company and recorded October 25, 1976 as Document No. 23684698 and as created by deed from Burnside Construction Company to Merton Ephraim and recorded January 9, 1986 as Document No. 86011739, for ingress and egress, in Cook County, Illinois. Office

Permanent Real Estate Index Number: 23-36-303-143-1348;

C/K/A: 13321 S. Oakview Court, Palos Heights, Illinois 60463;

together with the tenement and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second and to the proper use, benefit and behoof of said party of the second part,

Subject to: covenants, conditions and restrictions of record, including the Declaration of Condominium, as amended from time to time, affecting the said premises; building lines and easements that do not interfere with the current use and enjoyment of the said premises; acts done by or suffered through the party of the second part; and general real estate taxes not yet due and payable as of the day hereof.

UNOFFICIAL COPY

The party of the first part hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Saul M. Carvey

REAL ESTATE TRANSFER TAX			24-Nov-2021
	A STATE OF THE PARTY OF THE PAR	COUNTY:	0,00
22	(SMC)	ILLINOIS:	0,00
		TOTAL:	0.00
23-36-303-	143-1348	20210801639502 0-9	993-346-192

COUNTY-ILLANOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH e (transfers where the actual consideration is less than \$100.00).

Sagm (8/6/	21	21/2	8/6/21
Grantor/Grantee Represer		1	r/Grantee Representative	
STATE OF ILLINOIS		0_		
COUNTY OF COOK) SS;)	τ_{C}		

I, the undersigned, a Notary Public in and or said County, in the State aforesaid, DO HEREBY CERTIFY that Paul M. Carvey, 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 he signed, sealed and delivered the said instrument as his 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 6th day of August, 2021.

PATRICK J O'MALLEY JR Official Seal Notary Public - State of Illinois My.Commission Expires Jul 2, 2025

This instrument was prepared by and after recording mail to:

Patrick J. O'Malley Jr. Attorney at Law 12314 South 86th Avenue Palos Park, Illinois 60464 Grantees' coldress.
Send subsequent tax bills to:

Paul M. Carvey and Kathy L. Lovitt 13321 S. Oakview Court

Palos Heights, Illinois 60463

2133533171 Page: 4 of 4

UNOFFICIAL COPY

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, 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

August 6, 2021

Signature

Grantor

Subscribed and sworn to before me by the

said <u>Grantor</u>

tais 6th

day of August, 2021.

Notary Public

PATRICK J O'MALLEY JR Official Seal Notary Public - State of Illinois My Commission Expires Jul 2, 2025

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

Dated

August 6, 2021

Signature:

Grantee

Subscribed and sworn to before me by the

said <u>Grantee</u>

_this <u>6th</u>

day of August, 2021.

PATRICK J O'MALLEY JR Official Seal Notary Public - State of Illinois My Commission Expires Jul 2, 2025

Notary Publica

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