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Doc# 2136108050 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/27/2021 02:23 PM PG: 1 OF 3

**PREPARED BY:**

Margaret O'Sullivan, P.C.  
10723 W. 159<sup>th</sup> Street  
Orland Park, IL 60467

**MAIL TAX BILL TO:**

Kathryn Telecki  
511 N. Spring Avenue  
LaGrange Park, IL 60526

**MAIL RECORDED DEED TO:**

Margaret O'Sullivan, P.C.  
10723 W. 159<sup>th</sup> Street  
Orland Park, IL 60462

**QUIT CLAIM DEED  
Statutory (ILLINOIS)**

THE GRANTORS, SEBASTIAN TELECKI, divorced and not since remarried, KATHRYN TELECKI, divorced and not since remarried, and DANIEL KRUEGER & CLAUDIA KRUEGER, husband and wife, of the Village of LaGrange Park, County of Cook, State of Illinois for and in consideration of TEN and NO/100's DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to GRANTEES, KATHRYN TELECKI, divorced and not since remarried, and DANIEL KRUEGER & CLAUDIA KRUEGER, husband & wife, of 511 N. Spring Ave., LaGrange Park, IL 60526, as Joint Tenants, with rights of survivorship, all interest in the following described Real Estate situated in the County of Cook, State of Illinois to wit:

LOT 10 IN BLOCK 10 IN KENSINGTON ADDITION, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 26 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

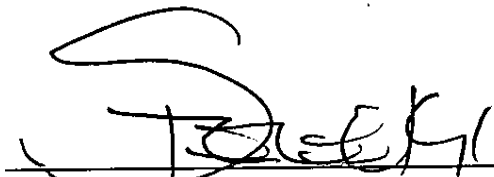
P.I.N. 15-33-311-010-0000

ADDRESS: 511 N. Spring Avenue, LaGrange Park, IL 60526

*SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and, building lines and easements, if any. party wall rights and agreements, if any; and, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold said Real Estate as Joint Tenants forever.


DATED this 2 day of December, 2021.


  
\_\_\_\_\_  
SEBASTIAN TELECKI (SEAL)


S \_\_\_\_\_  
P \_\_\_\_\_  
S \_\_\_\_\_  
SC \_\_\_\_\_  
INT \_\_\_\_\_

# UNOFFICIAL COPY

DATED this 2 day of December, 2021.

  
\_\_\_\_\_  
KATHRYN TELECKI (SEAL)

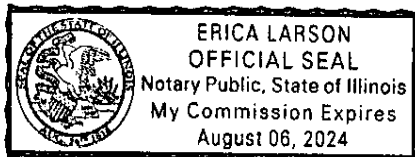
  
\_\_\_\_\_  
DANIEL KRUEGER (SEAL)


  
\_\_\_\_\_  
CLAUDIA KRUEGER (SEAL)

STATE OF ILLINOIS    )  
                                  )  
COUNTY OF COOK    )

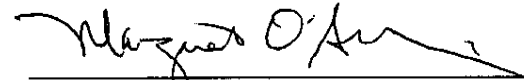
I, the undersigned, A Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that SEBASTIAN TELECKI, KATHRYN TELECKI, DANIEL KRUEGER & CLAUDIA KRUEGER personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 2nd day of December, 2021.



  
\_\_\_\_\_  
Notary Public

I DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF SUB-PARAGRAPH (e), SECTION 200/31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

DATE: December 2, 2021   
\_\_\_\_\_  
MARGARET O'SULLIVAN

REAL ESTATE TRANSFER TAX		10-Dec-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
15-33-311-010-0000	20211201663177	0-453-997-200

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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: December 2, 2021 Signature: Margaret O'Sullivan  
Grantor or Agent

Subscribed and sworn to before me by the said Margaret O'Sullivan  
this 2nd day of December, 2021.



Kelly J. Marsh  
Notary Public

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: December 2, 2021 Signature: Margaret O'Sullivan  
Grantee or Agent

Subscribed and sworn to before me by the said Margaret O'Sullivan  
this 2nd day of December, 2021.



Kelly J. Marsh  
Notary Public

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 Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).