

# UNOFFICIAL COPY

Doc#: 2201412171 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/14/2022 08:49 AM Pg: 1 of 5

Dec ID 20211201676264

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 570 Crescent Blvd, Glen Ellyn, Illinois, 60137, Phone: (513) 247-9605.

After Recording, Return To:  
MORTGAGE CONNECT, LP  
260 AIRSIDE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1472884

Mail Tax Statements To: **John K. Ware, 17202 COVENTRY LN., COUNTRY CLUB HILLS, IL 60478**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**28-27-408-016-0063**

## QUITCLAIM DEED

**John K. Ware and Catherine King-Ware**, both divorced and not remarried, hereinafter grantors, whose tax-mailing address is **17202 COVENTRY LN., COUNTRY CLUB HILLS, IL 60478**, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, pursuant to the Judgment for Dissolution of Marriage filed 2/6/2019 in Case No. 2019 D 630074, Cook County Circuit Court, grant and quitclaim to **John K. Ware**, hereinafter grantee, whose tax mailing address is **17202 COVENTRY LN., COUNTRY CLUB HILLS, IL 60478**, the following real property in Cook County, Illinois:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: **1312604029, Recorded on 8/8/2013**



CITY OF COUNTRY CLUB HILLS  
EXEMPT  
REAL ESTATE TRANSFER STAMP

*17202 Coventry Ln*  
*1/4/22* *48*

# UNOFFICIAL COPY

Executed by the undersigned on November 24, 2020:

John K. Ware  
John K. Ware

Catherine King-Ware  
Catherine King-Ware

STATE OF Indiana  
COUNTY OF Lake

The foregoing instrument was acknowledged before me on November 24, 2020 by **John K. Ware** and **Catherine King-Ware** who are personally known to me or have produced DL & ID as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



[Signature]  
Notary Public

**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph (d) Section 31-45, Property Tax Code.

Date: 12/16/2021

[Signature]  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

# 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 land trust is either a natural person, and 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 27, 2020

Catherine King Ware  
Signature of Grantor or Agent

Subscribed and sworn to before

Me by the said Catherine King Ware  
this 27 day of November  
2020.



NOTARY PUBLIC [Signature]

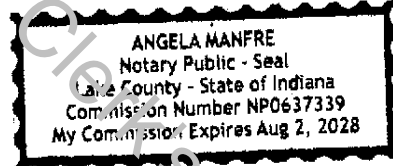
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date November 27, 2020

John K. Ware  
Signature of Grantee or Agent

Subscribed and sworn to before

Me by the said John K. Ware  
This 27 day of November  
2020.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

# UNOFFICIAL COPY PLAT ACT AFFIDAVIT

State of Pennsylvania

County of Allegheny

Courtney Kern, being duly sworn on oath, states that John K. Ware

reside at 17202 Coventry Ln. Country Club Hills, IL 60478. 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, 1977, 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.

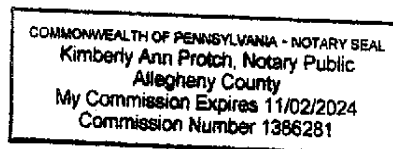
Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Courtney Kern

SUBSCRIBED and SWORN to before me

this 16th day of December, 2021.

Kimberly Ann Probst  
My Comm. Exp. NOV 02 2024



# UNOFFICIAL COPY

## EXHIBIT A (LEGAL DESCRIPTION)

**Lot 16 In Block 5 In Knotting Gate Unit No. 1 A Subdivision Of Part Of The Southeast 1/4 Of Section 27, Township 36 North, Range 13, East Of The Third Principal Meridian, In Cook County, Illinois.**

**Tax ID: 28-27-408-016-0000**

**PROPERTY ADDRESS 17202 COVENTRY LN., COUNTRY CLUB HILLS, IL 60478**

Property of Cook County Clerk's Office