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2203522020

Doc# 2203522020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/04/2022 10:22 AM PG: 1 OF 5

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-211553-CDM

MAIL TAX STATEMENTS TO:
Kathleen M. Seidler and Timothy J. Seidler
4744 North Malden Street
Chicago, IL 60640

Name & Address of Preparer:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 14-17-103-016-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 25 day of December, 2021, by and between **Kathleen M. Seidler, as Trustee Under The Provisions of The Rosemary Vallely Trust Agreement dated September 6, 2018, a 1/2 interest and Timothy J. Seidler, as Trustee Under the Provisions of The Timothy J. Seidler Family Trust U/T/A dated December 3, 1998, a 1/4 interest and Kathleen M. Seidler, as Trustee of The Kathleen M. Seidler Family Trust U/T/A dated December 3, 1998, a 1/4 interest**, a mailing address of 4744 North Malden Street, Chicago, IL 60640, hereinafter referred to as Grantor(s) and **Kathleen M. Seidler and Timothy J. Seidler, wife and husband, as tenants by the entirety**, a mailing address of 4744 North Malden Street, Chicago, IL 60640, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:


SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.



Property commonly known as: 4744 North Malden Street, Chicago, IL 60640
Prior instrument reference: Document Number: 1831013047, Recorded: 11/06/2018

"Exempt under provisions of Paragraph E"
Section 31-45; Real Estate Transfer Tax Act

12/23/2021
Date

Kathleen M. Seidler
Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX	04-Feb-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	04-Feb-2022
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

14-17-103-016-0000 | 20220101688159 | 1-573-753-232

14-17-103-016-0000 | 20220101688159 | 0-154-423-696

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

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This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 23 day of DEC, 2021.

Kathleen M. Seidler

Kathleen M. Seidler, as Trustee Under The Provisions of The Rosemary Valley Trust Agreement dated September 6, 2018

Timothy J. Seidler

Timothy J. Seidler, as Trustee Under the Provisions of The Timothy J. Seidler Family Trust U/T/A dated December 3, 1998

Kathleen M. Seidler

Kathleen M. Seidler, as Trustee of The Kathleen M. Seidler Family Trust U/T/A dated December 3, 1998

STATE OF IL
COUNTY OF DeWage

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kathleen M. Seidler, as Trustee Under The Provisions of The Rosemary Valley Trust Agreement dated September 6, 2018 and Timothy J. Seidler, as Trustee Under the Provisions of The Timothy J. Seidler Family Trust U/T/A dated December 3, 1998 and Kathleen M. Seidler, as Trustee of The Kathleen M. Seidler Family Trust U/T/A dated December 3, 1998 is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

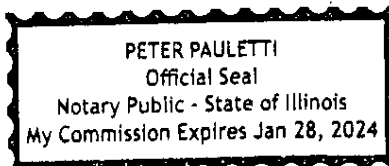
Given under my hand and notarial seal, this 23 day of DEC, 2021.

Peter Pauletti

Notary Public

My commission expires: 1/28/2024

No title exam performed by the preparer. Legal description and party's names provided by the party.



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EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF COOK, STATE OF ILLINOIS TO WIT:

THE SOUTH 20 FEET OF LOT 147 AND THE NORTH 10 FEET OF LOT 148 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS, AND COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD IF ANY.

BEING THE SAME PROPERTY CONVEYED TO KATHLEEN M. SEIDLER, AS TRUSTEE, UNDER THE PROVISIONS OF THE ROSEMARY VALLELY TRUST AGREEMENT DATED SEPTEMBER 6, 2018, A 1/2 INTEREST; AND TIMOTHY J. SEIDLER, AS TRUSTEE UNDER THE PROVISIONS OF THE TIMOTHY J. SEIDLER FAMILY TRUST U/T/A DATED DECEMBER 3, 1998, A 1/4 INTEREST; AND KATHLEEN M. SEIDLER, AS TRUSTEE, OF THE KATHLEEN M. SEIDLER FAMILY TRUST U/T/A DATED DECEMBER 3, 1998, A 1/4 INTEREST FROM ROSEMARY VALLELY, A WIDOW, AS TO UNDIVIDED 1/2 INTEREST, AND TIMOTHY J. SEIDLER, MARRIED TO KATHLEEN M. SEIDLER, AS TO AN UNDIVIDED 1/4 INTEREST, AND KATHLEEN M. SEIDLER, MARRIED TO TIMOTHY J. SEIDLER, AS TO AN UNDIVIDED 1/4 INTEREST BY DEED DATED SEPTEMBER 6, 2018 AND RECORDED ON NOVMEBER 6, 2018 AS 1831013047.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

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 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.

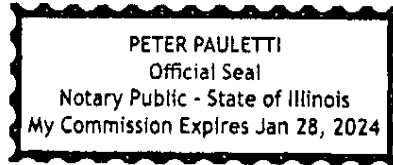
Dated 12/23, 2021.

Signature: *Matthew McNeel* *Timothy J Seidler*
Grantor, or Agent

Subscribed and sworn to before me by the said Grantors this
23, day of DEC, 2021.

Peter Pauletti

Notary Public
My commission expires: 1/28/2024



The Grantee or her/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.

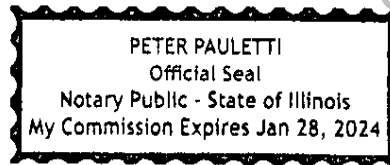
Dated 12/23, 2021.

Signature: *Matthew McNeel* *Timothy J Seidler*
Grantee, or Agent

Subscribed and sworn to before me by the said Grantees this
23, day of DEC, 2021.

Peter Pauletti

Notary Public
My commission expires: 1/28/2024



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.)

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of COOK

KATHLEEN M SEIDLER Timothy J Seidler, being duly sworn on oath, states that she and he resides at 4813 WOODWARD AVE, OWNERS GROVE IL. 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 they makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

Kathleen M Seidler
Timothy J. Seidler

SUBSCRIBED and SWORN to before me

this 23 day of December, 2021

Peter Pauletti

