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Doc#: 2204633414 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/15/2022 02:53 PM Pg: 1 of 4

Prepared By:

Ruben & Associates, LLC
2209B Lakeside Drive
Bannockburn, Illinois
60015

Dec ID 20220201624567
ST/CO Stamp 1-341-540-752

PROPER TITLE, LLC

After Recording Return To:

Ruben & Associates, LLC
2209B Lakeside Drive
Bannockburn, Illinois
60015

PT22-81028 ACC

Space Above This Line for Recorder's Use

ILLINOIS QUIT CLAIM DEED

State of Illinois

Cook County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Kristina Petrosius, a married individual, residing at 15120 E. 127th Street, Lemont, Illinois, 60439.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to 24/7 News, LLC, an Illinois limited liability company, with a principal office address located at 15120 E. 127th Street, Lemont, Illinois, 60439 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois, to-wit:

LOT 15 IN CHESTNUT CROSSING SUBDIVISION A SUB OF PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 1994, AS DOCUMENT 94798380 AND RECORDED SEPTEMBER 28, 1994, AS DOCUMENT 94841681 IN COOK COUNTY, ILLINOIS

PIN: 22-33-106-001-0000

Commonly known as: 15120 E. 127th St., Lemont, IL 60439

24/7 News, LLC
15120 E. 127th St.
Lemont, IL 60439

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To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature [Signature] Date: December 26, 2021

Print Name: Kristina Petrosius

Address: 15120 E. 127th Street, Lemont, Illinois, 60439

State of Illinois)

County of Lake)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kristina Petrosius**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 26 day of December 2021.

[Signature] (SEAL)
Notary Public

My Commission Expires: 8-16-2025



EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT
Date: 2/14/22 By: [Signature]

24/7 News, LLC
15120 E. 127th St.
Lemont, IL 60439

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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: 2 | 14 | 20 22

SIGNATURE: *ASutter*
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:

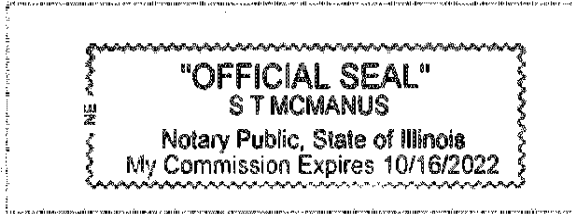
ST McManus

By the said (Name of Grantor): *ASutter*

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 14 | 20 22

NOTARY SIGNATURE: *[Signature]*



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 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: 2 | 14 | 20 22

SIGNATURE: *ASutter*
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:

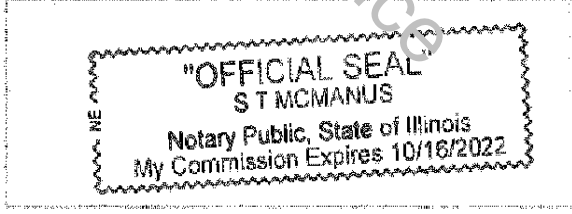
ST McManus

By the said (Name of Grantee): *ASutter*

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 14 | 20 22

NOTARY SIGNATURE: *[Signature]*



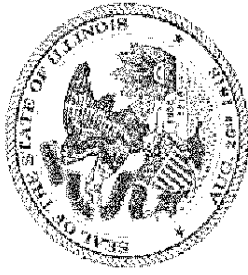
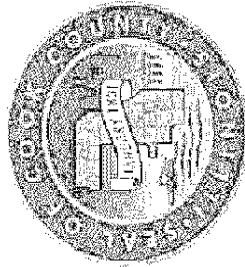
CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(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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REAL ESTATE TRANSFER TAX

14-Feb-2022



COUNTY:

0.00

ILLINOIS:

0.00

TOTAL:

0.00

22-33-106-001-0000

20220201624567

1-341-540-752

Property of Cook County Clerk's Office