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QUIT CLAIM DEED Statutory (ILLINOIS)

Doc#: 2207420369 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2022 12:03 PM Pg: 1 of 4

Dec ID 20220201632684
ST/CO Stamp 1-823-982-992

THIS INDENTURE made
this 17th day of
February,
2022, between Ann
Sedgwick, of the City of
Chicago, County of Cook,
and State of Illinois, and
Mark Zlotkowski, of the
City of Chicago, County of
Cook, and State of Illinois,
parties of the first part,
and Ann Sedgwick, of the
City of Chicago, County of
Cook, and State of Illinois,
party of the second part,
WITNESSETH:

FOR RECORDER'S USE ONLY

That the parties of the first
part, Ann Sedgwick, a divorced woman not since remarried, and residing at 5721 N Virginia Ave.,
Chicago, IL 60659, and Mark Zlotkowski, a divorced man not since remarried and residing at
3248 N. Kildare, Chicago, IL 60641, for and in
consideration of the sum of Ten Dollars (\$10.00), in hand paid, conveys and quit claims to the party of
the second part, Ann Sedgwick, a divorced woman not since remarried, and residing at 5721 N Virginia
Ave., Chicago, IL 60659, the following described Real Estate, to wit:

See attached Legal Description

situated in the County of Cook, in the State of Illinois. This is non-homestead property for grantors.

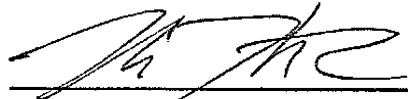
TO HAVE AND TO HOLD the above granted premises unto the party of the second part forever.

Permanent Real Estate Index Number: 31-02-307-023-0000 and 31-02-307-024-0000
Address of Real Estate: 18814 Avers Ave., Flossmoor, IL 60122

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and
year first above written.

Dated this 17th day of February, 2022

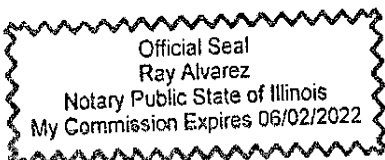
 (SEAL)
Ann Sedgwick

 (SEAL)
Mark Zlotkowski

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E OF SECTION 31-45 OF THE REAL ESTATE TRANSFER
TAX LAW 2-17-2022

 (SEAL)
Seller or Seller's Representative

Old Republic Title # 22146915
9601 Southwest Highway
Oak Lawn, IL 60453
1/3

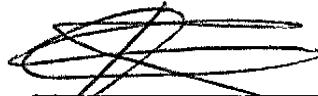


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STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

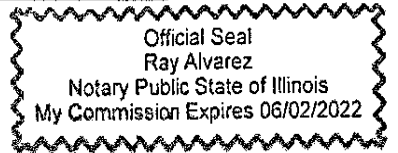
I, Ray Alvarez, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Mark Zlotkowski**, a divorced man not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

GIVEN under my hand and official seal this 17th day of February, 2022.




Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

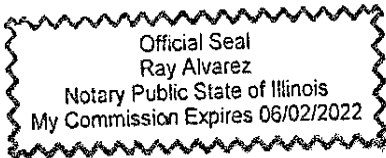




I, Ray Alvarez, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Ann Sedgwick**, a divorced woman not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

GIVEN under my hand and official seal this 17th day of February, 2022.



Notary Public



		REAL ESTATE TRANSFER TAX		04-mar-2022
Future taxes to:	Ann Sedgwick 18814 Avers Ave. Flossmoor, IL 60422		COUNTY:	0.00
			ILLINOIS:	0.00
			TOTAL:	0.00
		31-02-307-023-0000	20220201632684	1-23-982-992

Return to: **Denee Jones, Attorney**
167 N. Ottawa Street, Suite 201
Joliet, Illinois 60432

Prepared by: **Denee Jones, Attorney**
167 N. Ottawa Street, Suite 201
Joliet, Illinois 60432

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LEGAL DESCRIPTION

LOTS 19 AND 20 IN BLOCK 11 IN FLOSSMOOR HIGHLANDS SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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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 | 25 | 20 22

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

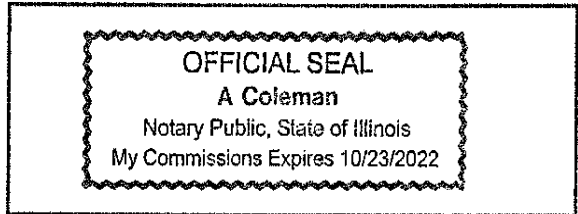
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: _____, 20____

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 | 25 | 20 22

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

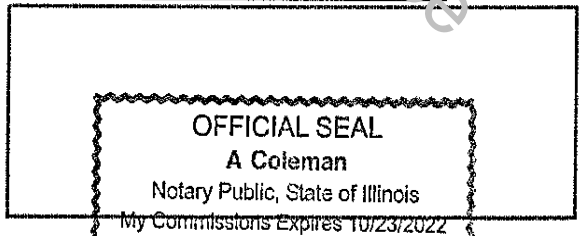
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: _____, 20____

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**)