

UNOFFICIAL COPY

Doc#: 2208106314 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/22/2022 10:02 AM Pg: 1 of 5

2131340 IL RTE

Dec ID 20220301654632
ST/CO Stamp 0-194-399-632

QUITCLAIM DEED

GRANTOR, MICHELLE A. KURTZ, an unmarried who acquired title as **MICHELLE ANN KURTZ** woman, whose address is 18615 Lexington Avenue, Homewood, IL 60430, and **AUGUST F. BAMONTI**, a married man, whose address is 23011 State St., Steger, IL 60475 (together herein, "Grantor") for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE, MICHELLE A. KURTZ**, an unmarried woman (herein, "Grantee"), whose address is 18615 Lexington Avenue, Homewood, IL 60430, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 18615 Lexington Avenue,
Homewood, IL 60430

Permanent Index Number: 32-06-123-004-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 3 day of March, 2022.

When recorded return to:

MICHELLE A. KURTZ
18615 LEXINGTON AVENUE
HOMEWOOD, IL 60430

Send subsequent tax bills to:

MICHELLE A. KURTZ
18615 LEXINGTON AVENUE
HOMEWOOD, IL 60430

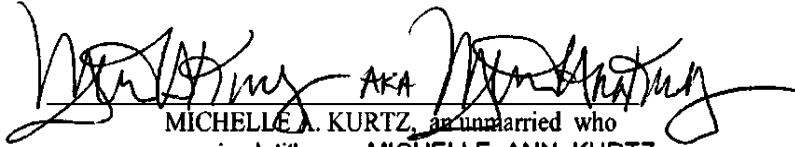
This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

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GRANTOR

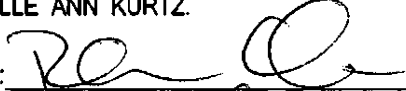

 MICHELLE A. KURTZ, an unmarried who
 acquired title as MICHELLE ANN KURTZ

STATE OF ILLINOIS
 COUNTY OF COOK

This instrument was acknowledged before me on 3/3/2022, by MICHELLE A. KURTZ, an unmarried who acquired title as MICHELLE ANN KURTZ.

[Affix Notary Seal]

Notary Signature:

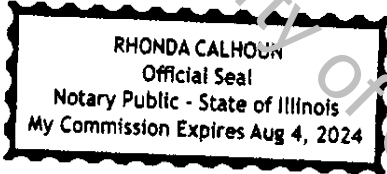


Printed name:

Rhonda Calhoun

My commission expires:

8/4/24



Property of Cook County Clerk's Office

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GRANTOR


AUGUST F. BAMONTI

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 3/3/2022, by AUGUST F. BAMONTI.

[Affix Notary Seal]

Notary Signature:

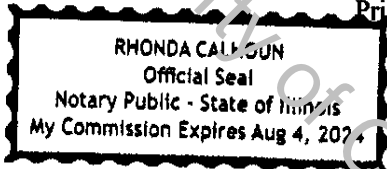


Printed name:

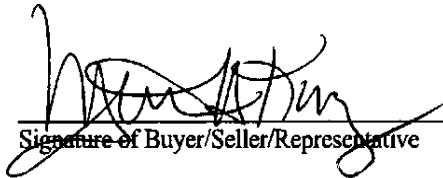
Rhonda Calhoun

My commission expires:

8/4/24



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) -
ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100


Signature of Buyer/Seller/Representative

3/3/2022
Date

County Clerk's Office

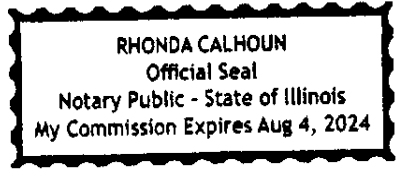
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STATEMENT OF GRANTOR/GRANTEE

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 March 3, 2022 Signature: [Signature]
Grantor or Agent

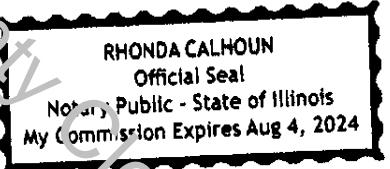
Subscribed and sworn to before
Me by the said Grantor
this 3 day of March, 2022
Notary Public [Signature]



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 March 3, 2022 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said Grantee
this 3 day of March, 2022
Notary Public [Signature]



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EXHIBIT A

[Legal Description]

Lot Twenty Three (23) in Block Three (3) in second addition to Downey Manor Being a subdivision in the South half of the Northwest Quarter of Section Six (6), Township Thirty five (35) North, Range Fourteen (14), East of the Third Principal Meridian, according to plat of said subdivision record October 18, 1950 as Document number 14930238, Cook County, Illinois.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representative; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.