

# UNOFFICIAL COPY

**QUIT-CLAIM DEED  
(Statutory (ILLINOIS)  
(GENERAL)**



Doc# 2208722045 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/28/2022 11:43 AM PG: 1 OF 4

THE GRANTOR(S),  
JEFFREY HINES AND  
KRISTEN HINES, husband  
and wife, of 245 S. Oak Park  
Ave., C, Oak Park, IL, for and  
in consideration of ten and  
no/100 Dollars and other good  
and valuable consideration in  
hand paid, CONVEY and  
WARRANT TO THE  
GRANTEE:

**KRISTEN HINES**

245 S. Oak Park Ave., C  
Oak Park, Illinois 60302

all Interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

PIN: 16-07-313-028-1003

Commonly Known As: 245 S. Oak Park Ave. C, Oak Park, IL 60302

LEGAL DESCRIPTION: Attached as Exhibit "A".

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 25 day of February, 2022

JEFFREY HINES

KRISTEN HINES

**REAL ESTATE TRANSFER TAX**

28-Mar-2022



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

16-07-313-028-1003

| 20220301664380 | 0-868-441-488

Name of Preparer and Mail to:

Marcelle Kott  
Berger Schatz, LLP  
161 North Clark Street, Suite 2800  
Chicago, Illinois 60601

Name of Grantee/Taxpayer:

Kristen Hines  
245 S. Oak Park Ave., C  
Oak Park, Illinois 60302

This conveyance must contain the name and address of the grantee (Ch.115:12.1), name and address for tax billing (Ch.115:9.2), and name and address of person preparing instrument. (Ch.115:9.3)

**EXEMPTION APPROVED**

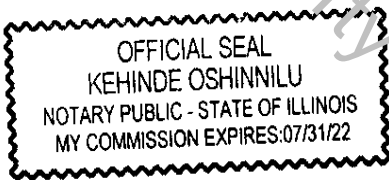
  
Steven E. Drazner, CFO  
Village of Oak Park

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JEFFREY HINES**, 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, sealed and delivered the said instruments as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of February 2022



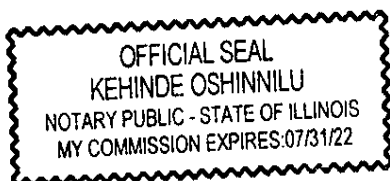
*[Handwritten Signature]*

Notary Public

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **KRISTEN HINES**, 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, sealed and delivered the said instruments as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of February 2022



*[Handwritten Signature]*

Notary Public

EXEMPTION APPROVED

*[Handwritten Signature]*  
Steven E. Drazier, CFO  
Village of Oak Park

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**EXHIBIT "A"**  
**Legal Description**

PARCEL 1: UNIT C IN THE OAK PARK PRAIRIE PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 11, EXCEPT THE NORTH 2 FEET OF THE WEST 40 FEET THEREOF, IN BLOCK 4 IN HIATT'S SUBDIVISION OF THE NORTH 1/2 OF THE EAST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 99408754, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, ASSIGNED TO UNIT 'C', A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

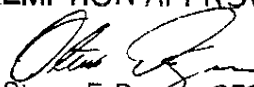
PERMANENT INDEX NUMBER: 16-07-313-028-1003

COMMONLY KNOWN AS 245 S.OAK PARK AVENUE, UNIT C, OAK PARK, IL 60302

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. E and Cook County Ord. 93-0-27 par. 4

Date 3/28/22 Sign. Bryan Schatz

EXEMPTION APPROVED

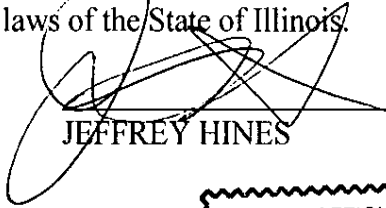
  
Steven E. Drazner, CFO  
Village of Oak Park

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## STATEMENT BY GRANTOR AND GRANTEE

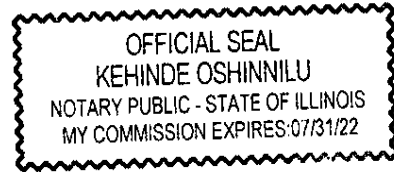
The grantor(s) or his/her agent(s) affirms and verifies that, to the best of his/her knowledge, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real 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: February 25, 2022

  
\_\_\_\_\_  
JEFFREY HINES

Subscribed and sworn to before me  
this 25th day of February, 2022.


  
\_\_\_\_\_  
Notary Public

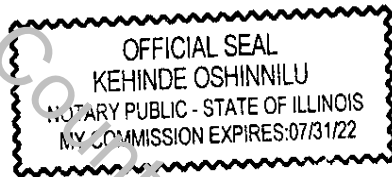


Dated: February 25, 2022

  
\_\_\_\_\_  
KRISTEN HINES

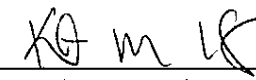
Subscribed and sworn to before me  
this 25th day of February, 2022.

  
\_\_\_\_\_  
Notary Public




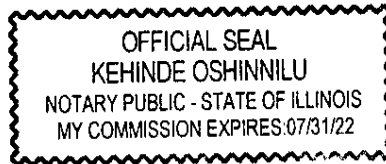
The grantee or her agent affirms and verifies that, to the best of his knowledge, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold 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 and hold title to real estate under the laws of the State of Illinois.

Dated: February 25, 2022

  
\_\_\_\_\_  
KRISTEN HINES

Subscribed and sworn to before me  
this 25th day of February, 2022.

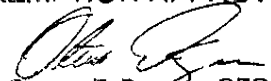
  
\_\_\_\_\_  
Notary Public



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 the provisions of Section 4 of the Illinois Real Estate Tax Act).

**EXEMPTION APPROVED**

  
Steven E. Drazner, CFO  
Village of Oak Park