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Doc# 2213839117 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2022 10:46 AM Pg: 1 of 4

After Recording Return to:

Amrock
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared By:

Kimberly Vereb, Esq.
1174 Red Dunes Run
Avon, IN 46123
IL Bar ID No. 6244816

Mail Tax Statements To:

Christine A. Krawiec
7734 W Balmoral Avenue
Chicago, IL 60656

Tax Parcel ID Number:

12-12-111-017-0000

Order Number:

67223588

5698089

Dec ID 20220501617184

City Stamp 0-106-033-040

QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Christine A. Krawiec, date 05/07/2020
CHRISTINE A. KRAWIEC

Dated this 7 day of May, 2020. WITNESSETH, that, **CHRISTINE A. KRAWIEC**, a married woman, joined by her spouse **KENNETH J. GANTZ**, whose address is 7734 W Balmoral Avenue, Chicago, IL 60656, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **CHRISTINE A. KRAWIEC, Trustee of THE CHRISTINE A. KRAWIEC LIVING TRUST, DATED JULY 29, 2008**, whose address is 7734 W Balmoral Avenue, Chicago, IL 60656, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 7734 W Balmoral Avenue, Chicago, IL 60656, and legally described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Number: 12-12-111-017-0000

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

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

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Attached to and becoming a part of Deed between CHRISTINE A. KRAWIEC, a married woman, joined by her spouse KENNETH J. GANTZ, as Grantor(s), and CHRISTINE A. KRAWIEC, Trustee of THE CHRISTINE A. KRAWIEC LIVING TRUST, DATED JULY 29, 2008, as Grantee(s).

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

Christine A. Krawiec
CHRISTINE A. KRAWIEC

Kenneth J. Gantz
KENNETH J. GANTZ

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, Ruslana Aniychyn, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that CHRISTINE A. KRAWIEC and KENNETH J. GANTZ, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 17th day of May 2020

Ruslana Aniychyn
Notary Public
My Commission Expires: 02-06-2022



The transfer of title and conveyance herein is hereby accepted by CHRISTINE A. KRAWIEC, Trustee of THE CHRISTINE A. KRAWIEC LIVING TRUST, DATED JULY 29, 2008

Christine A. Krawiec
CHRISTINE A. KRAWIEC, Trustee of THE CHRISTINE A. KRAWIEC LIVING TRUST, DATED JULY 29, 2008

REAL ESTATE TRANSFER TAX		17-May-2022
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00



12-12-111-017-0000 | 20220501617184 | 0-106-033-04
* Total does not include any applicable penalty or interest due

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EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

LOT 21 IN BLOCK 12 IN KINSEY'S HIGGINS ROAD SUBDIVISION OF PART OF SECTION 1 AND 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON PLAT RECORDED FEBRUARY 19, 1923 IN BOOK 176 OF PLATS PAGES 40 AND 41 AS DOCUMENT 7812269. IN COOK COUNTY, ILLINOIS.

Property Address: 7734 W Balmoral Avenue, Chicago, IL 60656

Assessor's Parcel No.: 12-12-111-017-0000

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: 05/07/2020

SIGNATURE: Christine A. Krawiec
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:

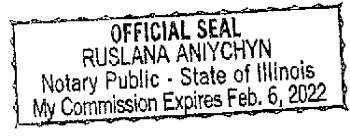
Ruslana Anychyn

By the said (Name of Grantor): Christine A. Krawiec

AFFIX NOTARY STAMP BELOW

On this date of: 05/07/2020

NOTARY SIGNATURE: Ruslana Anychyn



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: 05/07/2020

SIGNATURE: Christine A. Krawiec
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:

Ruslana Anychyn

By the said (Name of Grantee): Christine A. Krawiec, Trustee

AFFIX NOTARY STAMP BELOW

On this date of: 5/7/2020

NOTARY SIGNATURE: Ruslana Anychyn



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)**)