

QUIT CLAIM DEED  
ILLINOIS STATUTORY



Doc# 2221517026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/03/2022 11:31 AM PG: 1 OF 4

220084200P

(Above Space for Recorder's Use Only)

*widowed & not since remarried man, of*  
THE GRANTOR, John T. McAvoy, 18228 Montana Ct. Unit 77, Orland Park IL 60467, for and in consideration of TEN and No/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid CONVEY and QUIT CLAIMS to GRANTEE, John T. McAvoy, sole trustee under the provisions of the John T. McAvoy and Lois R. McAvoy Declaration of Trust dated April 14, 2005, all interest in the following described Real Estate situated in the County of Will in the State of Illinois, legally described as:

UNIT NUMBER 77 IN EAGLE RIDGE CONDOMINIUM UNIT II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 91315399 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

SUBJECT TO: General Real estate taxes not due and payable at the time of closing covenants, conditions and restrictions of record and building lines and easements, if any provided they do not interfere with the current use and enjoyment of the real estate.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: 27-32-400-027-1035

Address(es) of Real Estate: 18228 Montana Ct. Unit 77 Orland Park IL 60467

Dated this 1st day of August 2022

*John T. McAvoy*  
\_\_\_\_\_  
John T. McAvoy

# UNOFFICIAL COPY

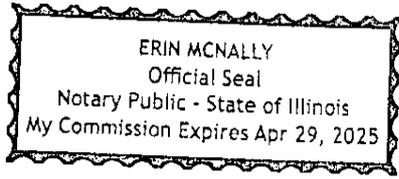
State of Illinois )  
 ) ss  
County of Cook )

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John T. McAvoy personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and official seal, this 1st of August 2022

Erin McNally  
NOTARY PUBLIC

Commission expires: 4-29-25



Prepared by:  
Therese L. O'Brien  
Attorney at Law  
15255 S. 94th Ave Ste. 500  
Orland Park IL 60462

MAIL TO:  
Therese L. O'Brien  
Attorney at Law  
15255 S. 94th Ave Ste. 500  
Orland Park IL 60462

SEND SUBSEQUENT TAX BILLS TO:  
John T. McAvoy, Trustee  
18228 Montana Ct. Unit 77  
Orland Park IL 60467

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E SECTION 31-45 PROPERTY TAX CODE.  
BY: GRANTOR OR REPRESENTATIVE. Erin McNally  
August 1, 2022

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

02-Aug-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

27-32-400-027-1035

20220801698587 | 2-051-899-984

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTOR OR AGENT:**

*[Signature]*  
Signature  
Theresa Oberer  
Print Name



Subscribed and sworn to before me this 18<sup>th</sup> of August 2022.

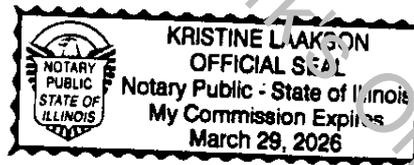
*Kristine Laakson*  
Notary Public

The grantee or their agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTEE OR AGENT:**

*[Signature]*  
Signature  
Theresa Oberer  
Print Name



Subscribed and sworn to before me this 18<sup>th</sup> of August 2022.

*Kristine Laakson*  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]