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QUIT CLAIM DEED



2223028074D

MAIL TO: **Indecomm Global Services**
1427 Energy Park Drive
St. Paul, MN 55108

Doc# 2223028074 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/18/2022 02:31 PM PG: 1 OF 5

82249018 Rec 1st

NAME & ADDRESS OF TAXPAYER
Laural J. Cavarretta-Karner
1139 Leavitt Avenue, Apt. 302
Flossmoor, IL 60422

7215 2072-9253756

GRANTOR(S), Laural J. Cavarretta-Karner aka Laura J. Cavarretta, a single woman, and Dennis M. Karner, married to Elizabeth C. Lafollette Karner, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to the GRANTEE(S), Laural J. Cavarretta-Karner, a single woman, of 1139 Leavitt Avenue, Flossmoor, IL 60422, Apt. 302, all interest in the following described real estate situated in Cook County and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Index No.(s): 31-12-202-064-1032
Property Address: 1139 Leavitt Avenue, Apt. 302, Flossmoor, IL 60422

SUBJECT TO:

(1) General real estate taxes for the year 2021 and subsequent years. (2) Covenants, conditions and restrictions of record, and building lines and easements, if any.

This is NOT homestead property as to Elizabeth C. Lafollette Karner

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

DATED this X 14 day of X April, 2022

X Laural Cavarretta-Karner

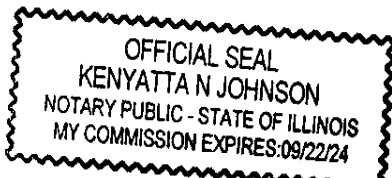
Laural J. Cavarretta-Karner aka Laura J. Cavarretta

STATE OF X Illinois COUNTY OF X Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that Laura J. Cavarretta-Karner aka Laura J. Cavarretta, a single woman, 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 individually and jointly acknowledged that he/she/they signed 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 and notarial seal, this X 14 day of April, 2022

X Kenyatta N Johnson
Notary Public



My commission expires X 9/22/2024

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph E, Section 4,
Real Estate Transfer Act
Date: X 4/25/2022

Instrument prepared by without examination of title:
Diaz Anselmo & Associates LLC
1771 W. Diehl Ste 120
Naperville, IL 60563

Signature: X [Signature]



DAL72152072 QC101010103

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Page - 2 - Cavarretta-Karner - 1139 Leavitt Avenue, Apt. 302, Flossmoor, IL 60422 - 31-12-202-064-1032

DATED this X 4th day of X April, 2022.

X *Dennis M. Karner*
Dennis M. Karner

STATE OF X Illinois COUNTY OF X Will ss.

with proven I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that Dennis M. Karner, a married man, 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 individually and jointly acknowledged that he/she/they signed 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 and notarial seal, this X 4th day of April, 2022

X *Harriet Harmon*
Notary Public

My commission expires X 01/14/2025



Permanent Index No.(s): 31-12-202-064-1032
Property Address: 1139 Leavitt Avenue, Apt. 302 Flossmoor, IL 60422

REAL ESTATE TRANSFER TAX

17-Aug-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

31-12-202-064-1032 | 20220301668743 | 0-501-133-904



DAL72152072 QC101010203

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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 31 12-202-064-1032

Land situated in the County of Cook in the State of IL

UNIT NO. 302, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE; LOT 1 IN THE RESUBDIVISION OF LOTS 1 TO 8, BOTH INCLUSIVE, OF SUBDIVISION OF SOUTH 300 FEET OF LOT 1 IN BLOCK 2 IN WELLS AND NELLEGARS SUBDIVISION OF THE NORTH 17-1/2 ACRES WEST OF ILLINOIS CENTRAL RAILROAD COMPANY OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 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 OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1972 AND KNOWN AS TRUST NUMBER 76407 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22628042, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1139 LEAVITT AVE 302, 302, FLOSSMOOR, IL 60422-1524

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.



1371 4/22/2022 82249818/1
•U08119096•

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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: 08 | 08 | 2022

SIGNATURE: Chelsea Newbecker
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:

Taleasha Belcher

By the said (Name of Grantor): Chelsea Newbecker

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 8 | 2022

NOTARY SIGNATURE: Taleasha Belcher

TALEASHA BELCHER
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES 12/25/2027

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: 08 | 08 | 2022

SIGNATURE: Chelsea Newbecker
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:

Taleasha Belcher

By the said (Name of Grantee): Chelsea Newbecker

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 8 | 2022

NOTARY SIGNATURE: Taleasha Belcher

TALEASHA BELCHER
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES 12/25/2027

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)**

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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

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DATED: 08 | 08 | 2022

SIGNATURE: Chelsea Newbecker
GRANTOR or AGENT

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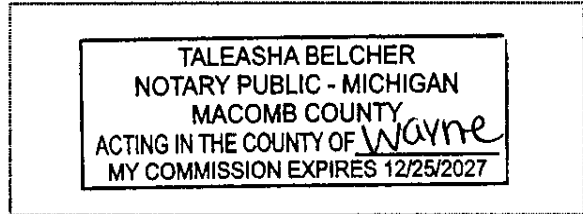
Subscribed and sworn to before me, Name of Notary Public: Taleasha Belcher

By the said (Name of Grantor): Chelsea Newbecker

On this date of: 8 | 8 | 2022

NOTARY SIGNATURE: Taleasha Belcher

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: 08 | 08 | 2022

SIGNATURE: Chelsea Newbecker
GRANTEE or AGENT

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

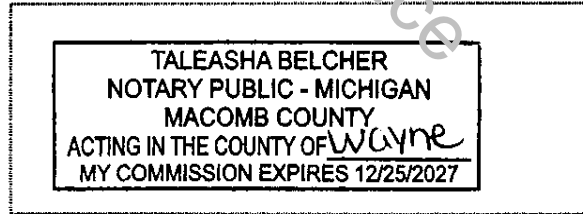
Subscribed and sworn to before me, Name of Notary Public: Taleasha Belcher

By the said (Name of Grantee): Chelsea Newbecker

On this date of: 8 | 8 | 2022

NOTARY SIGNATURE: Taleasha Belcher

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

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