

UNOFFICIAL COPY

Doc#. 2226213019 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/19/2022 09:15 AM Pg: 1 of 2
Dec ID 20220901641538

Instrument prepared by:
John P. Antonopoulos
Antonopoulos & Virtel, P.C.
15419 127th Street – Suite 100
Lemont, IL 60439

Mail recorded document
and tax bills to:
John Ratkovich/Gilda F. Ratkovich
100 Willow Lane, Unit 1-210
Willow Springs, IL 60480

QUIT CLAIM DEED

The Grantor, EDWARD RATKOVICH, married to Christine Ratkovich, of the Village of Mokena, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEYS and QUIT CLAIMS to JOHN RATKOVICH, formerly known as Ivan J. Ratkovich and GILDA F. RATKOVICH, husband and wife, of 14640 135th St., Lemont, IL 60439, the following described real estate situated in Cook County, State of Illinois, to wit:

Unit No. 1-210, together with its undivided percentage interest in the common elements, in the Forest Trail Condominium, as delineated and defined in the Declaration filed as Document No. LR3186581, in the Northwest ¼ of Section 34, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 100 Willow Lane, Unit 1-210, Willow Springs, IL 60480 PIN# 18-34-101-026-1030

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

****THIS IS NOT HOMESTEAD PROPERTY AS TO CHRISTINE RATKOVICH****

****Exempt under Paragraph E, Section 4 of the Real Estate Transfer Tax Act.****

Dated: July 11, 2022

John P. Antonopoulos
Agent

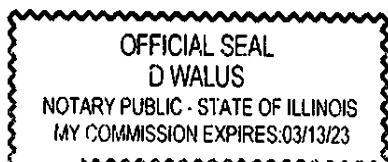
Dated this 11th day of July, 2022.

Edward Ratkovich

EDWARD RATKOVICH

State of Illinois, County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWARD RATKOVICH, married to Christine Ratkovich, personally known 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 instrument 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 11th day of July, 2022.



Notary Public *[Signature]*

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STATEMENT BY GRANTOR AND 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 to 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: July 11, 2022

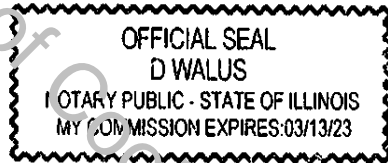
Signature: _____

Grantor or Agent



Subscribed and sworn to before me this 11th day of July, 2022.

Notary Public

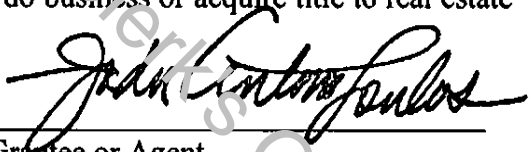


The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire to hold title to real estate in Illinois, a 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: July 11, 2022

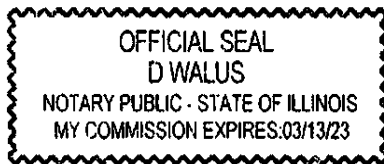
Signature: _____

Grantee or Agent



Subscribed and sworn to before me this 11th day of July, 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 a Class A misdemeanor for subsequent offenses.

(Attach to a Deed or Assignment of Beneficial Interest to be recorded in Cook County, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)