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2226215016D

Doc# 2226215016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/19/2022 10:49 AM PG: 1 OF 4

After Recording Return to:

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

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No. 6280331

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:

71155254

7109673

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 9/28/2021
CHRISTINE A. KRAWIEC

Dated this 28 day of September, 2021. WITNESSETH, that, **CHRISTINE A. KRAWIEC**, a married person, joined by her spouse, **KENNETH 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

When Recorded Return To:

Indecomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108
82887472 Rec 3rd

PAGE 1 of 3



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71155254DQTC05010103

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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.

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

Christine A. Krawiec
CHRISTINE A. KRAWIEC

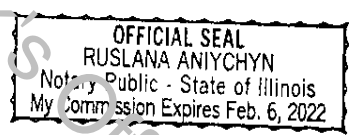
Kenneth Gantz
KENNETH GANTZ

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 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 28th day of September 2021.

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 .



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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

REAL ESTATE TRANSFER TAX		19-Sep-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		19-Sep-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

12-12-111-017-0000 | 20220701681666 | 1-878-451-792

12-12-111-017-0000 | 20220701681666 | 1-424-418-384

* Total does not include any applicable penalty or interest due.



U08162937

1632 7/14/2022 82287472/3



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71155254DQTC08010303

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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: 7 | 13 | 2022

SIGNATURE: [Signature]
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:

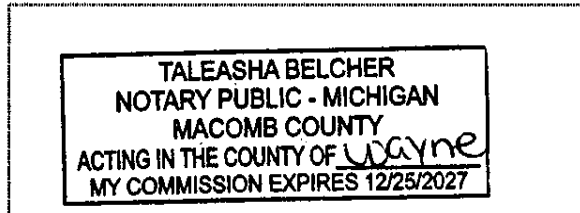
Taleasha Belcher

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

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 13 | 2022

NOTARY SIGNATURE: Taleasha Belcher



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: 7 | 13 | 2022

SIGNATURE: [Signature]
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:

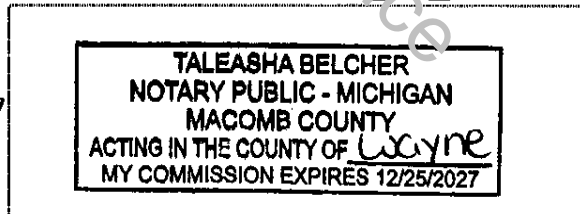
Taleasha Belcher

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

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 13 | 2022

NOTARY SIGNATURE: Taleasha Belcher



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)**