

UNOFFICIAL COPY

Doc#: 2228455221 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/11/2022 01:41 PM Pg: 1 of 5

QUITCLAIM DEED 2207033ILK7C

Dec ID 20221001661602
ST/CO Stamp 2-036-883-024
City Stamp 0-963-141-200

GRANTOR, JEFFREY A. KRAFT JR, an unmarried man, and ROCHELLE M. KRAFT, an unmarried woman, who acquired title as husband and wife (herein, "Grantor"), whose address is 10846 South Troy Street, Chicago, IL 60655, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, ROCHELLE M. KRAFT, an unmarried woman, and LORETTA R. JUCIK, an unmarried woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 10846 South Troy Street, Chicago, IL 60655, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 10846 South Troy Street,
Chicago, IL 60655

Permanent Index Number: 24-13-304-051-000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 28 day of Sept, 2022

When recorded return to:

ROCHELLE M. KRAFT
LORETTA R. JUCIK
10846 SOUTH TROY STREET
CHICAGO, IL 60655

Send subsequent tax bills to:

ROCHELLE M. KRAFT
LORETTA R. JUCIK
10846 SOUTH TROY STREET
CHICAGO, IL 60655

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

**MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
1 S WACKER DR, 24TH FL
CHICAGO, IL 60606**

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GRANTOR

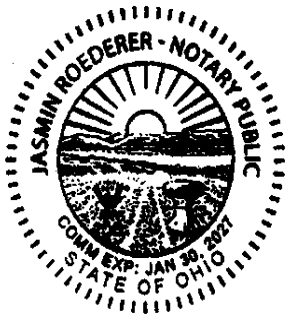
[Signature]
JEFFREY A. KRAFT JR

STATE OF Illinois Ohio
COUNTY OF Cook Franklin

This instrument was acknowledged before me on 9-28-22, by JEFFREY A. KRAFT JR.

[Affix Notary Seal]

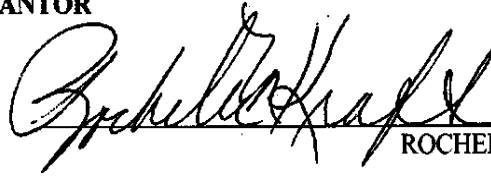
Notary Signature: *[Signature]*
Printed name: Jasmin Roederer
My commission expires: 01/30/2027



Property of Cook County Clerk's Office

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GRANTOR



ROCHELLE M. KRAFT

STATE OF Illinois
COUNTY OF COOK

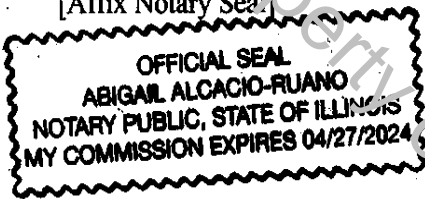
This instrument was acknowledged before me on September 30, 2022, by ROCHELLE M. KRAFT.

[Affix Notary Seal]

Notary Signature: AAO

Printed name: Abigail Alacac Ruano

My commission expires: 4/27/2024



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100


Signature of Buyer/Seller Representative

9-30-22
Date

Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

LOT 18 (EXCEPT THE NORTH 10 FEET THEREOF) ALL OF LOT 19 IN BLOCK 5, IN GREENWOOD PARK, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY) OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 title to real estate under the laws of the State of Illinois.

Dated: 9-28-22

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Jeffery Kraft this 28th day of September, 2022



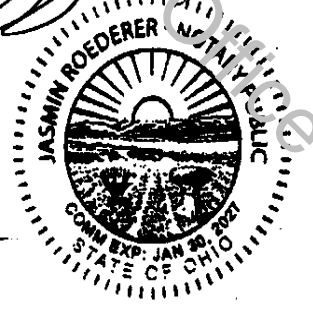
Notary Public [Signature]
Ohio
Franklin County

The grantee or his/her agent affirms that, to the best of his/her 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 title to real estate under the laws of the State of Illinois.

Dated: 9-28-22

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Jeffery Kraft this 28th day of September, 2022
Ohio
Franklin County



Notary Public [Signature]

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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)