

UNOFFICIAL COPY

22LS033910P

Doc#. 2231313478 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/09/2022 04:05 PM Pg: 1 of 5



AFTER RECORDING RETURN TO:)
)
)
Thomas A. Tozer, Esq.)
1820 Ridge Road)
Suite 101)
Homewood, IL 60606-)
)
)
)
)

Dec ID 20221001676097
ST/CO Stamp 0-670-898-512

[This space reserved for recording data.]

QUIT CLAIM DEED

THIS QUIT CLAIM DEED (the "Deed"), is made as of this 28th day of October, 2022, by the City of Chicago Heights, an Illinois municipal corporation (the "Grantor"), whose address is 1601 Chicago Road, Chicago Heights, Illinois 60411 to **Henry Hauser & Billie Hauser**, whose address is 525 Hamilton Wood, Chicago Heights, Illinois (the "Grantee") as Trustees of the Hauser Family Revocable Trust dated August 12, 2019:

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration (as approved by the Chicago Heights City Council pursuant to Resolution # 2022- 92) in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois together with the building structures, fixtures and other improvements affixed to or located on said real estate, together with all rights and appurtenances pertaining to such property; to wit:

Common address: 525 Hamilton Wood, Chicago Heights, IL 60411

P.I.N.#s: 32-08-100-013- 0000.

Legally described as:

THAT SECTION OF THE 50 FOOT WIDE DEDICATED ROADWAY OF ASHLAND AVENUE LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTHERLY LINE BOUNDARY LINE OF LOT 13 IN HAMILTON WOOD SUBDIVISION, AND WHICH IS ALSO NORTHERLY OF THE CENTERLINE OF BUTTERFIELD CREEK AS SHOWN ON THE SURVEY PERFORMED BY EXACTA LAND SURVEYING LLC DATED AUGUST 31, 2022 OF WHICH SAID LOT 13 IS SHOWN ON THE PLAT OF HAMILTON WOOD RECORDED JULY 1962 AS DOCUMENT #2045591 IN THE REGISTRAR OF TITLES, COOK COUNTY, ILLINOIS.

EXEMPTION APPROVED

CITY CLERK
CITY OF CHICAGO HEIGHTS

10/28/22

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the day, month and year first set forth above.

GRANTOR:

City of Chicago Heights,
an Illinois municipal corporation

By: 

Name: Corporation Counsel Thomas J. Somer

Title: City of Chicago Heights

Property of Clerk's Office

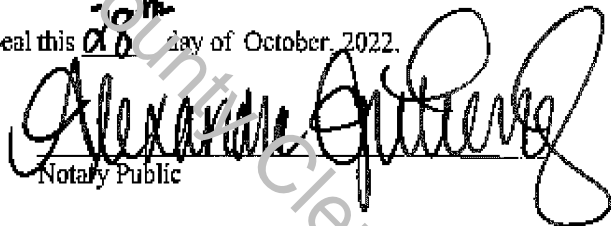
STATE OF ILLINOIS)
)
COUNTY OF COOK)

ss:

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Thomas J. Somer as Corporation Counsel of the City of Chicago Heights ("City"), is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such personally appeared before me this day in person and acknowledged he/she signed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of said City, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 10th day of October, 2022.




Notary Public

Exempt under provisions of 35 ILCS 200/31-45, paragraph (b), of the Real Estate Transfer Act and under provisions of Paragraph B, Section 93-0-27 of the Cook County Real Estate Tax Transfer Ordinance


Signature of Buyer, Seller or Representative

Date: 10/28/22

Tax bills to: Henry & Billie Hauser, 525 Hamilton Wood, Chicago Heights, IL 60411

Document prepared by: Thomas J. Somer – Corporation Counsel, City of Chicago Heights
1601 Chicago Road, Chicago Heights, IL 60411

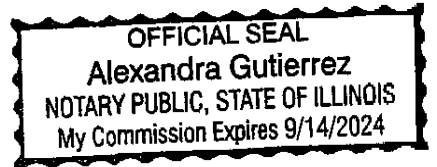
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STATEMENT BY GRANTOR AND GRANTEE

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 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 10/28, 2022 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Thomas Sener this 28th day of October, 2022.

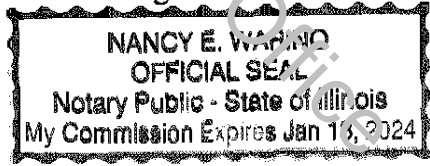


Notary Public Alexandra Gutierrez

The grantee 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 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 11/1/2022, 2022 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Thomas A. Yager this 1st day of November, 2022.



Notary Public Nancy E. Waring

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class 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 Tax Act.)

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF COOK)

City of Chicago Heights, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 1601 Chicago Road, Chicago Heights, IL 60411

Affiant states that the attached deed is not a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of an entire tract of land not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).
Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me By Thomas Somer
this 2nd day of Nov., 2022



Kaz Michael Rossetto
Signature of Notary Public

[Signature]
Signature of Affiant



UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		08-Nov-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
32-08-100-013-0000	20221001676097	0-670-898-512