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Doc#: 2232933075 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/25/2022 10:54 AM Pg: 1 of 7

Dec ID 20221101698375

QUIT CLAIM DEED Statutory (ILLINOIS)

Mail to:

JAMES J. MORRONE
12820 S. Ridgeland Ave., Unit C
Palos Heights, IL 60463

Mail Tax Bills to:

KRYSTYNA VANDERVER
9633 S. Oak Park Avenue
Oak Lawn, IL 60453

THE GRANTORS, **BRIAN VANDERVER**, whose marital status is married, of Highland, Indiana, and **NICOLE HERNANDEZ**, nka **NICOLE RODGERS**, whose marital status is married, of North Wilkesboro, North Carolina, for the consideration of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to **KRYSTYNA VANDERVER**, a widow, of Palos Hills, Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached Legal Description and PIN#

Commonly known as : 9633 South Oak Park Avenue, Oak Lawn, IL 60453

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Subject to covenants, conditions and restrictions of record and real estate taxes for the year 2021 and subsequent years.

**THIS IS NON HOMESTEAD REAL ESTATE AS TO BRIAN VANDERVER AND
NICOLE HERNANDEZ, NKA NICOLE RODGERS**

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BRIAN VANDERVER

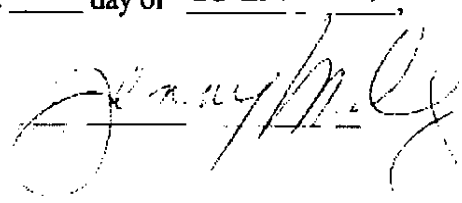
(SEAL)

COUNTY OF Cook)
STATE OF Illinois)

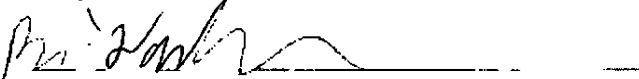
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **BRIAN VANDERVER**, is personally known to me to the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 30th day of December, 2021.

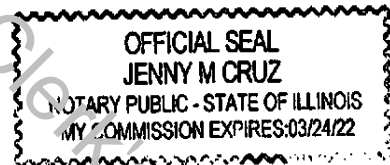
Commission expires: 03/24/2022



Exempt under provisions of paragraph e, Section 4, Real Estate Transfer Act



Dated: 12/30/2021



IMPRESS SEAL HERE:

COUNTY/ILLINOIS TRANSFER STAMP

This instrument was prepared by: **JAMES J. MORRONE, Attorney at Law**
12820 S. Ridgeland, Unit C, Palos Heights, IL 60463

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*Nicole Hernandez NKA
Nicole Rodgers* (SEAL)
**NICOLE HERNANDEZ NKA NICOLE
RODGERS**

STATE OF NC)
) SS:
 COUNTY OF Wilkes)

I, the undersigned, a Notary Public in and for said County in the State aforesaid. DO HEREBY CERTIFY that **NICOLE HERNANDEZ, NKA NICOLE RODGERS**, is personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 4 day of January, ~~2021~~ 2022.

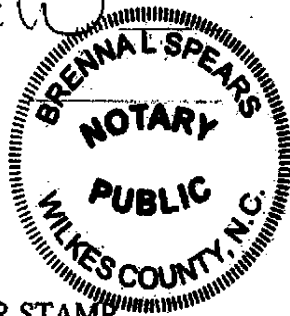
Commission expires: May 3, 2022 *Brenna Spears*

Exempt under provisions of paragraph e, Section 4, Real Estate Transfer Act

Brenna Spears
 Dated: 1/4/2022

IMPRESS SEAL HERE:

Wilkes
 COUNTY OF WILKES TRANSFER STAMP



Clerk's Office

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EXHIBIT A

LOTS 32 AND 33 IN BLOCK 5 IN DEARBORN HEIGHTS, BEING A SUBDIVISION OF THE EAST ½ OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N; 24-07-207-050-0000

Commonly known as; 9633 S. Oak Park Avenue, Oak Lawn, IL 60453

Property of Cook County Clerk's Office

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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: 12 17, 2021

SIGNATURE: Neile Rodgers
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:

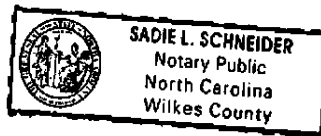
Sadie L. Schneider

By the said (Name of Grantor): Nicole Rodgers

On this date of: 12 17, 2021

NOTARY SIGNATURE: Sadie L. Schneider

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: 1 31, 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:

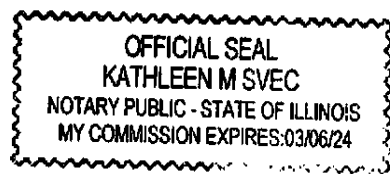
Kathleen Svec

By the said (Name of Grantee): KRYSTINA VANDER BURG JAMES MORRIS

On this date of: 1 31, 2022

NOTARY SIGNATURE: Kathleen M. Svec

AFFIX NOTARY STAMP BELOW



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)**)

UNOFFICIAL COPY

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: 12 | 30 | 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

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

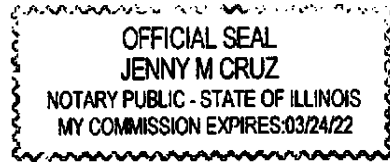
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Brian Vanderver

On this date of: 30th Dec. | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

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DATED: 01 | 31 | 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:

By the said (Name of Grantee): JAMES MORRIS Agent For Grantor

On this date of: 31 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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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9446 South Raymond Avenue, Oak Lawn Illinois 60453
Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

9633 OAK PARK AVE

Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (C) of said Ordinance

Dated this 23RD day of NOVEMBER, 2022

Thomas E. Phelan
Village Manager

Terry Vorderer
Village President

Claire Henning
Village Clerk

Thomas E. Phelan
Village Manager

Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
James Pembroke
Ralph Soch
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this

23RD Day of NOVEMBER, 2022

