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After Recording Return to:

Amrock LLC
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared By:

Kimberly Vereb, Esq.
1174 Red Dunes Run
Avon, IN 46123
IL Bar ID No. 6244816

Mail Tax Statements To:

Kathryn M. Maida-Kohler
10811 South Talman Avenue
Chicago, IL 60655

Tax Parcel ID Number:

24-13-411-003-0000

Order Number:

69274719

Doc#: 2235325090 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/19/2022 12:57 PM Pg: 1 of 4

Dec ID 20221201611417

City Stamp 1-808-936-272

69274719-6739760

QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Kathryn M. Maida-Kohler, date 1-21-21
KATHRYN M. MAIDA-KOHLER, as trustee under the provisions of the KATHRYN M. MAIDA DECLARATION OF TRUST dated October 19, 1999, and amended 10.12.2015

Dated this 21 day of January, 2021. WITNESSETH, that, KATHRYN M. MAIDA-KOHLER, as trustee under the provisions of the KATHRYN M. MAIDA DECLARATION OF TRUST dated October 19, 1999, and amended 10.12.2015, who acquired title as KATHRYN M. MAIDA-KOHLER, as trustee under the provisions of the KATHRYN M. MAIDA DECLARATION OF TRUST dated October 19, 1999, whose address is 10811 South Talman Avenue, Chicago, IL 60655, 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 KATHRYN M. MAIDA-KOHLER, a married woman, whose address is 10811 South Talman Avenue, Chicago, IL 60655, 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 10811 South Talman Avenue, Chicago, IL 60655, and legally described as follows, to wit:

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PCL

3466378239DQTC08010103

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SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Number: 24-13-411-003-0000

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.

Kathryn M. Maida-Kohler
KATHRYN M. MAIDA KOHLER, as trustee
under the provisions of the **KATHRYN M. MAIDA DECLARATION OF TRUST** dated
October 19, 1999, and amended 10.12.2015

STATE OF Illinois
COUNTY OF COOK

ss.

Brenda Waters

_____, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **KATHRYN M. MAIDA-KOHLER**, as trustee under the provisions of the **KATHRYN M. MAIDA DECLARATION OF TRUST** dated **October 19, 1999, and amended 10.12.2015**, 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 21 day of January 2021.

Brenda Waters
Notary Public
My Commission Expires: Apr 16, 2021



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EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

LOT 14 IN BLOCK 27 IN O. RUETER AND COMPANY'S FIRST ADDITION TO MORGAN PARK MANOR, BEING A SUBDIVISION OF BLOCKS 1, 2, 7 AND 8 SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 240 FEET OF THE WEST 1/2 OF BLOCK 2 AND THE NORTH 120 FEET OF SAID BLOCK 2) IN COOK COUNTY, ILLINOIS.

Property Address: 10811 South Talman Avenue, Chicago, IL 60655

Assessor's Parcel No.: 24-13-411-003-0000

| REAL ESTATE TRANSFER TAX | 14-Dec-2022 |
|--|---------------|
|  CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 * |

24-13-411-003-0000 | 20221201611417 | 1-808-936-272

* Total does not include any applicable penalty or interest due

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PCL

3466378239DQTC08010303

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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: Jan 1 21, 2021

SIGNATURE: Kathryn M. Maida-Kohler
(GRANTOR or AGENT)

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

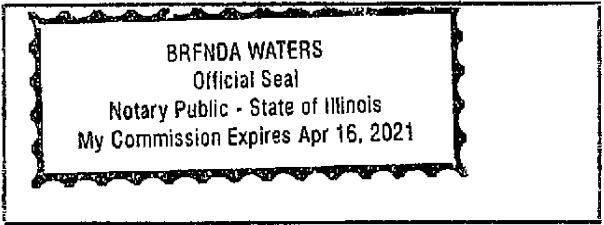
Subscribed and sworn to before me, Name of Notary Public: Brenda Waters

By the said (Name of Grantor): KATHRYN M. MAIDA-KOHLER, Trustee

On this date of: Jan 1 21, 2021

NOTARY SIGNATURE: Brenda Waters

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: Jan 1 21, 2021

SIGNATURE: Kathryn M. Maida-Kohler
(GRANTEE or AGENT)

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

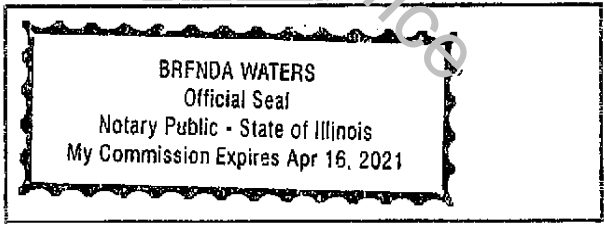
Subscribed and sworn to before me, Name of Notary Public: Brenda Waters

By the said (Name of Grantee): KATHRYN M. MAIDA-KOHLER

On this date of: Jan 1 21, 2021

NOTARY SIGNATURE: Brenda Waters

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)**