

UNOFFICIAL COPY

QUIT CLAIM DEED ILLINOIS STATUTORY



Doc# 2307257021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/13/2023 02:28 PM PG: 1 OF 4

Property of Cook County Clerk's Office

THE GRANTOR, Barbara A. Jelderks, not individually but as Trustee under the Barbara A. Jelderks Revocable Living Trust Dated July 20, 1995, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor as Trustee, CONVEYS and QUITCLAIMS to Tilford G. Jelderks and Barbara A. Jelderks, husband and wife, as tenants by the entirety all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:



SEE EXHIBIT A

This Quit Claim Deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Living Trust above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to the general real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

¹⁴³
PIN: 23-36-303-~~140~~-1304 #3DR
Address of Real Estate: 7735 Foresthill Lane, Palos Heights, IL 60463

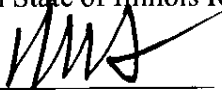
Dated this 17th day of February 2023.

By: Barbara A. Jelderks
Barbara A. Jelderks, as Trustee

REAL ESTATE TRANSFER TAX		13-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
23-36-303-143-1304		20230301671527 0-893-423-824

UNOFFICIAL COPY

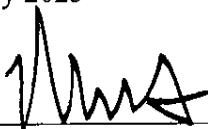
Exempt from State of Illinois Real Estate Transfer Tax pursuant to 35 ILCS 200/31-45(e)

By:  Dated: February 17, 2023.

STATE OF ILLINOIS, COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Barbara A. Jelderks, 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 they signed, sealed and delivered the said instrument as their 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 17th day of February 2023


Notary Public



Prepared by:
Michael Hauert
Hauert Law Office
105 S York St., Suite 450
Elmhurst, IL 60126

Mail To/Name and Address of Taxpayer:
Tilford and Barbara Jelderks
7735 Foresthill Lane
Palos Heights, 60463

UNOFFICIAL COPY

EXHIBIT A

UNIT 7735-2 DR TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN OAK HILLS CONDOMINIUM AS DELINEATED AND DEFINED THE DECLARATION RECORDED AS DOCUMENT NUMBER 23684699, IN THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantors or their agent affirms that, to the best of their 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.

Signature: [Handwritten Signature] Dated: 2/17/23

Signed and sworn before me this 17 day of Feb, 2023

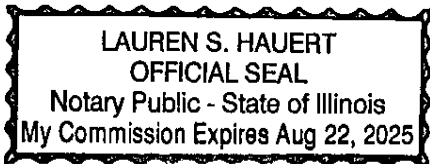


[Handwritten Signature]
Notary Public

The Grantee or its agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois. Dated: Signature: Grantor or Agent Subscribed and sworn to before me: Notary Public Date

Signature: [Handwritten Signature] Dated: 2/17/23

Signed and sworn before me this 17 day of Feb, 2023



[Handwritten Signature]
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of the grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.