

UNOFFICIAL COPY



THIS DOCUMENT PREPARED BY:

Jon Tomos
3553 W. Peterson Ave., #201
Chicago, IL 60659

Doc# 2309422011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/04/2023 10:50 AM PG: 1 OF 3

MAIL RECORDED DEED & TAX BILL TO:

Felician Maior
10938 W. Barry Ave.
Melrose Park, Ill 60164

QUIT CLAIM DEED

THE GRANTOR(S), **Felician Maior** and **Florica Maior**, husband and wife, of Village of Melrose Park, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND QUIT CLAIM(S), to **Felician Maior and Florica Maior Joint Tenancy Trust**, as **Tenants by the Entirety**, residing at **10938 W. Barry Ave., Melrose Park, Ill 60164**, in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Permanent Index Number(s): **12-29-103-029-0000**

Property Address: 10938 W. Barry Ave., Melrose Park, Ill 60164.

Dated this 23rd day of March, 2023.

Felician Maior

Florica Maior

State of Illinois, County of Cook) ss

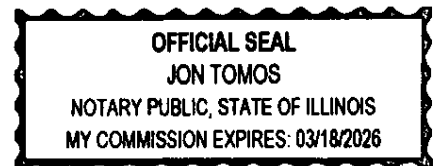
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Felician Maior and Florica Maior, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 23rd day of March, 2023.

Notary Public

My commission expires: March 18, 2026

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
Subparagraph "E" and Cook County Ord. 93-0-27, Par. "E"





UNOFFICIAL COPY

LEGAL DESCRIPTION

Property Address: 109338 W. Barry Ave. Melrose Park, Illinois 60164
PIN: 12-29-103-029-0000

THE EAST 85 FEET OF LOTS 239 AND 240 IN FREDERICK H. BARTLETT'S GRAND FARMS UNIT G, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

| REAL ESTATE TRANSFER TAX | | 04-Apr-2023 |
|--|--|----------------|
|  |  | COUNTY: 0.00 |
| | | ILLINOIS: 0.00 |
| | | TOTAL: 0.00 |
| 12-29-103-029-0000 | 20230401688552 | 1-420-507-344 |

Property of Cook County Clerk's Office

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

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: 03 | 23 | 2023

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: JON TOMOS

By the said (Name of Grantor): Grantor

On this date of: 03 | 23 | 2023

NOTARY SIGNATURE: [Signature]

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: 03 | 23 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

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

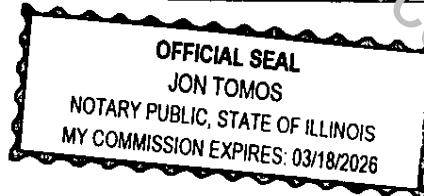
Subscribed and sworn to before me, Name of Notary Public: JON TOMOS

By the said (Name of Grantee): Grantee

On this date of: 03 | 23 | 2023

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)**)