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QUIT CLAIM DEED

Doc# 2317222020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/21/2023 10:28 AM PG: 1 OF 3

THE GRANTORS,
EDWARD J. ZABELKA, a single person, of the Village of Justice, County of Cook, in the State of Illinois, for consideration of the sum of TEN DOLLARS and other good and valuable consideration, in hand paid, does by these present Grant, Sell and Convey unto:

EDWARD ZABELKA, Sole Trustee, or his successors in trust, under the EDWARD ZABELKA LIVING TRUST, dated MARCH 20, 2023, and any amendments thereto

the following described property situated in Cook County, Illinois, to-wit:

Lot 89 in Frank DeLugach's Rosalie Highlands, a subdivision of the South 38/80th of the West 1/2 of the Southwest 1/4 of Section 36, Township 38 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded August 29, 1937 as Document No. 12045010, in Cook County, Illinois.

Commonly known as: 8601 S. 79th Ave., Justice, IL 60458

Permanent Index Number: 18-36-321-001-0000

Grantee's Address: 8601 S. 79th Ave., Justice, IL 60458

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

Dated this 11th, day of May, 2023

 (SEAL)
EDWARD J. ZABELKA

REAL ESTATE TRANSFER TAX

21-Jun-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

18-36-321-001-0000

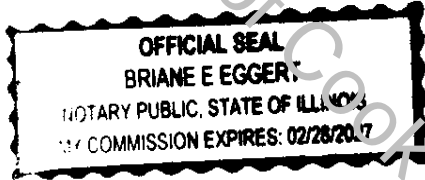
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STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWARD J. ZABELKA, 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/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 official seal, this 11th day of May, 2023



Briane E Eggert
Notary Public

This instrument prepared by:
Robert J. Zapolis, Zapolis & Associates, 9991 191st Street, Mokena, IL 60448

MAIL TO:
ROBERT J. ZAPOLIS
ZAPOLIS & ASSOCIATES
9991 191st Street, Mokena, IL 60448

SEND SUBSEQUENT TAX BILLS TO:
Edward J. Zabelka
8601 S. 79th Ave
Justice, IL 60458

Exempt under 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Law.

Date: 5/11/23 Agent: Briane E Eggert

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STATEMENT BY GRANTOR AND GRANTEE

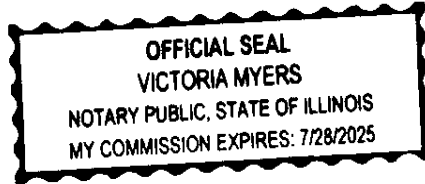
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Date: 01/14/2023

Signature: Danielle Spyzuski

Subscribed and Sworn to before me on
01/14/2023

Victoria Myers
NOTARY PUBLIC



The grantee or his 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.

Date: 01/14/2023

Signature: Danielle Spyzuski

Subscribed and Sworn to before me on
01/14/2023

Victoria Myers
NOTARY PUBLIC

