

# UNOFFICIAL COPY

Doc#: 2320525175 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/24/2023 02:49 PM Pg: 1 of 3

Dec ID 20230601650667



*Chicago Title Insurance Company*  
**Quit Claim DEED**  
**ILLINOIS STATUTORY**

THE GRANTOR(S), JEFFREY R. MROZEK, a married man, of the Village of Frankfort, County of Will, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claim to RICHTON HILLS, LLC - CHICAGO HEIGHTS SERIES, an Illinois limited liability company of 8630 W. Blackthorne Way, Frankfort, IL 60423 of the County of Will, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 3 IN BLOCK 4 IN SERENA HILLS UNIT 1, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

***SUBJECT TO:***

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2023

THIS IS NOT HOMESTEAD PROPERTY TO THE SPOUSE OF JEFFREY R. MROZEK

Permanent Real Estate Index Number(s): 32-08-111-007-0000

Address(es) of Real Estate: 264 Lynn Lane, Chicago Heights, IL 60411

EXEMPTION APPROVED

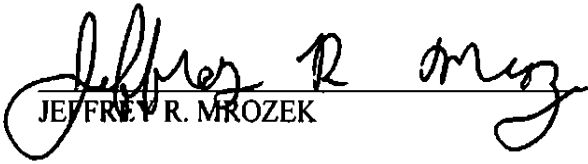
*Rachel Vega*

RACHEL VEGA, CITY CLERK  
CITY OF CHICAGO HEIGHTS

*7/17/2023*  
*(Signature)*

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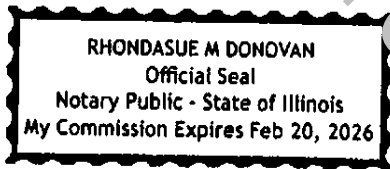
Dated this 15 day of June, 2023

  
JEFFREY R. MROZEK

STATE OF ILLINOIS, COUNTY OF Will ss.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JEFFREY R. MROZEK, 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 signed, sealed and delivered the said instrument as his 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 15<sup>th</sup> day of June, 2023



 (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45,  
REAL ESTATE TRANSFER TAX LAW  
DATE: 6/15/23

  
Signature of Buyer, Seller or Representative

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**Prepared By:** John C. Clavio, Attorney  
Clavio, Van Ordstrand & Associates, LLP  
10277 W. Lincoln Highway  
Frankfort, IL 60423

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**Mail To:**  
John C. Clavio, Attorney  
Clavio, Van Ordstrand & Associates, LLP  
10277 W. Lincoln Highway  
Frankfort, IL 60423

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**Name & Address of Taxpayer:**  
RIGHTON HILLS, LLC - CHICAGO HEIGHTS SERIES  
8630 W. Blackthorne Way  
Frankfort, IL 60423

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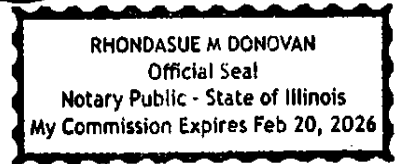
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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.

Dated 6/15/23

Signature Jeffrey R. Cruz  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 15 DAY OF June, 2023.



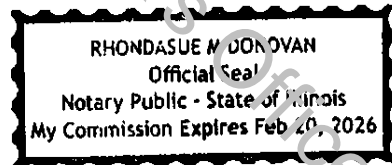
NOTARY PUBLIC Rhondasue M. Donovan

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.

Dated 6/15/23

Signature Jeffrey R. Cruz  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 15 DAY OF June, 2023.



NOTARY PUBLIC Rhondasue M. Donovan