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PREPARED BY:
Dennis Fox Inc
Dennis Fox
9119 Woodland Drive
Hickory Hills, IL 60457
File No. 2023-06-197

Doc# 2320857029 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/27/2023 11:57 AM PG: 1 OF 3

MAIL SUBSEQUENT TAX BILL
AND DEED TO:
Melissa A. Ross and James Ross
7135 South 86th Avenue
Justice, IL 60458

TRUSTEES QUIT CLAIM DEED

The Grantor, **RUDOLPH H. PRAVDIK, SUCCESSOR TRUSTEE OF THE ANNA PRAVDIK SELF DIRECTED TRUST DATED NOVEMBER 4, 2015**, for and in consideration of the sum of One Dollar and other good and valuable consideration in hand paid, convey and QUIT CLAIM to **Anna M. Pravdik Sako, Beneficiary of Marquette Bank as Trustee, Trust Number 20700, Dated: January 14, 2016**, of 7135 South 86th Avenue, Justice, IL 60458

The Grantees the following described real estate, situated in the State of Illinois to wit:

Legal Description: *LOT 7 IN LARSON AND MACK'S RESUBDIVISION, BEING A RESUBDIVISION OF THAT PART OF LOT 7 IN COBURN'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE IN THE NORTHWEST CORNER OF SAID LOT 7, THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 7 240.25 FEET, THENCE IN THE SOUTHERLY DIRECTION ALONG A LINE DIVIDING SAID LOT 7 INTO TWO PARTS, 1345 FEET TO A STAKE: THENCE WEST 237 FEET OF THE WEST BOUNDARY LINE OF SAID LOT 7; THENCE NORTH ALONG THE WEST BOUNDARY LINE OF SAID LOT 7, 345 FEET TO THE POINT OF BEGINNING, (EXCEPT FROM SAID PREMISES THE SOUTH 44 FEET THEREOF), ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1990 AS DOCUMENT NUMBER 90468344, IN COOK COUNTY, ILLINOIS.*

Property Index Number(s): 18-26-101-023-0000

Commonly Known As: 7135 South 86th Avenue, Justice, IL 60458

Grantor having been informed of the terms of the Illinois Responsible Property Transfer Act, 765 ILCS 90/1 et.seq., represent that this transfer is not subject to the same.

GRANTOR do for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to

© HOME TITLE SERVICES

ORDER NUMBER:

Warranty Deed

RECORD 1st

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sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Dated this 16 day of July, 2023 [Signature Page Follows]

RUDOLPH H. PRAVDIK, SUCCESSOR TRUSTEE OF THE ANNA PRAVDIK SELF DIRECTED TRUST DATED NOVEMBER 4, 2015

Rudolph Pravidk
BY: RUDOLPH H. PRAVDIK, SUCCESSOR TRUSTEE

ACKNOWLEDGMENT

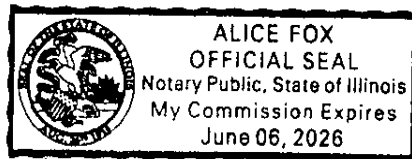
STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on this 16 day of July, 2023, by RUDOLPH H. PRAVDIK

Alice Fox
Signature of person taking acknowledgement

My commission expires: June 06, 2026

SEAL:



REAL ESTATE TRANSFER TAX		27-Jul-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
18-26-101-023-0000	20230701678046	1-238-696-656

EXEMPT UNDER 35 ILCS 200/31-45
Paragraph E
Dw Fox
Agent 07-16-2023

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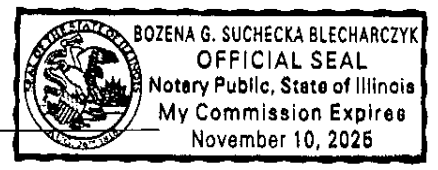
STATEMENT BY GRANTOR AND GRANTEE

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 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 07-16-2023 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent, dated 07-16-2023.

Notary Public _____

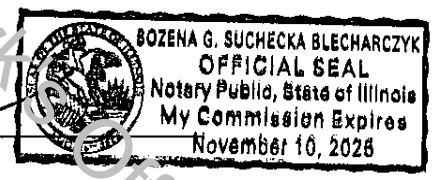


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 7-16-2023 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent, dated 7-16-2023.

Notary Public _____



Note: 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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.

EXEMPT UNDER 35 ILCS 200/31-45
Paragraph E
to [Signature]
Agent 07-16-2023