

UNOFFICIAL COPY

Doc#: 2321210073 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/31/2023 10:34 AM Pg: 1 of 4

QUITCLAIM DEED

Dec ID 20230701685959

MAIL TO:
John J. O'Leary
Attorney at Law
7375 W. North Avenue
River Forest, Illinois 60305

GRANTOR(S) Brian Edward Kadlec and Mariclaire Bresnahan, husband and wife, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, **CONVEY(S)** and **WARRANT(S)** to the **GRANTEE(S)**, Brian Edward Kadlec and Mariclaire Kadlec, husband and wife, of 511 Columbia Avenue, Hinsdale, IL 60521 the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants 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. **TO HAVE AND TO HOLD** said premises forever.

Permanent Index Number: 18-07-117-016-0000
Property Address: 511 Columbia Avenue, Hinsdale, Illinois 60521

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LEGAL DESCRIPTION

LOT 5 IN HEATHERWOOD UNIT 4, BEING A RESUBDIVISION OF LOTS 5 THROUGH 10 (EXCEPT TOLL ROAD) AND ½ VACATED STREET NORTH AND ADJOINING SAID LOT 10, ALL IN BLOCK 15, IN HIGHLANDS, A SUBDIVISION OF THE NORTHWEST ¼ AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

EXCEPT THAT PORTION OF THE LAND WITH BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD 83 (2011 ADJUSTMENT), DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 87 DEGREES 34 MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 5, 202.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87 DEGREES 34 MINUTES 08 SECONDS EAST ALONG SAID NORTH LINE, 25.45 FEET TO THE WESTERLY LINE OF THE TRI-STATE TOLLWAY PER DOCUMENT NO. 1019744112, THENCE SOUTHEASTERLY 101.47 FEET ALONG SAID WESTERLY LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 5,612.28 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 13 DEGREES 20 MINUTES 59 SECONDS EAST, 101.47 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH 87 DEGREES 28 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LINE, 25.35 FEET, THE CHORD OF SAID CURVE BEARS NORTH 13 DEGREES 23 MINUTES 56 SECONDS WEST, 101.53 FEET TO THE POINT OF BEGINNING.

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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: 12 | 1 | 2022

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: _____

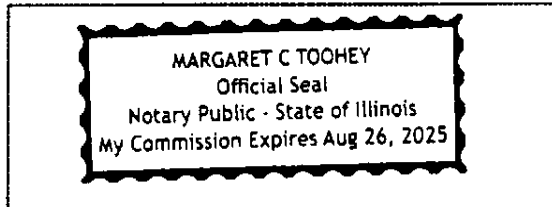
By the said (Name of Grantor): Brian E. V. Kodice

On this date of: 12 | 1 | 2022

NOTARY SIGNATURE: Margaret C Toohy

Margaret C Toohy

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: 12 | 1 | 2022

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: _____

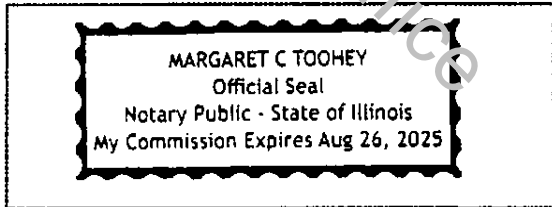
By the said (Name of Grantee): Marilee Kellie

On this date of: 12 | 1 | 2022

NOTARY SIGNATURE: Margaret C Toohy

Margaret C Toohy

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)**