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QUITCLAIM DEED

Doc#. 2321210073 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 07/31/2023 10:34 AM Pg: 1 of 4

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 JFN 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 Fovard 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 virtor of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever. TOTAS OFFICE

Permanent Index Number: 18-07-117-016-0000

Property Address: 511 Columbia Avenue, Hinsdale, Illinois 60521

2321210073 Page: 2 of 4

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| DATED this 15 day of October, 200 | 22 | |
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| RI - | MaueBul | |
| Brian Edward Kadlec | Mariclaire Breshahan | |
| ٠ ١١ . | | |
| STATE OF Ilinois) COUNTY OF Cok) | | |
| COUNTY OF TOOK | | |
| I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Certify that that the above named person(s). Brian Edward Kadlec and Mariclaire Bresnahan, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 15^{11} d | ay of October, 2022 | |
| | OFFICIAL SEAL ADAM J KADLEC Notary Public, State of Illinois My Commission Expires 10/26/2022 | |
| (SEAI | | |
| DATED this / S day of Octol | . 2027 | |
| EXEMPT under provisions of Paragraph 2 | Section 31-45, Property Tax Code. | |
| Date: 0ctoh 15 2023 | Buyer, Selier of Representative. | |
| | THE CO | |
| This document prepared by: | | |
| John J. O'Leary Attorney at Law | Send future tax bills to: Brian and Mariclaire Kadlec | |
| 120 S. State Street | 511 Columbia Avenue | |
| Suite 200 | Hinsdale, IL 60521 | |
| Chicago, IL 60603 | | |

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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 NOTH AND ADJOINING SAID LOT 10, ALL IN BLOCK 15, IN HIGHLANDS, A SUBDIVISON OF THE NORTHWEST 1/2 AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST 1/4 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 COORDIANTES, 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 57 DEGREES 34 MINUTES 08 SECONDS EAST ALONG SAID NORTH LINE, 25.45 FEET (C) 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 SAH 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 INE, 25.35 FEE.,
MINUTES 56 SECONDS WELL,

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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 <u>GRANTOR</u> or her/his agent, affirms that, to the best of her/his knowledge, the name of the <u>GRANTEE</u> 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.

| 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: 1,20 ? 3 | SIGNATURE: | 27 | |
| <u> </u> | | GRANTOR or AGENT | |
| GRANTOR NOTARY SECTION: The below section is to be completed by the section is the section is the section is to be completed by the section is the | he NOTARY who witnesses th | ne GRANTOR signature. | |
| Subscribed and swore to Sefore me, Name of Notary Public: | Maracuret C | Toolney | |
| By the said (Name of Grantor): | AFFIX | NOTARY STAMP BELOW | |
| On this date of: 12 120 2 2 | MA | RGARET C TOOHEY | |
| NOTARY SIGNATURE: WWIJELE (TERMY) | Notary My Commi | Official Seal Public - State of Illinois ssion Expires Aug 26, 2025 | |
| 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 | | - | |
| authorized to do business or acquire and hold title to real estate in | . / / | | |
| acquire and hold title to real estate in Illinois or other entity recogn | | uthorized to do business or | |
| acquire and hold title to real estate under the laws of the State of l | Ilinois. | m | |
| DATED: ,20 7 / | SIGNATURE: | 9. // | |
| | | CAANTEE or AGENT | |
| GRANTEE NOTARY SECTION: The below section is to be completed by the | ne NOTARY who witnesses th | e GRA VTE Calgnature. | |
| Subscribed and sworn to before me, Name of Notary Public: | Mayaaret C | Touriey | |
| By the said (Name of Grantee): Marich - Kolf- | AFFIX | NOTARY STAMP PLICTY | |
| On this date of: 2 1, 20 2 2 NOTARY SIGNATURE: TWWW.TC/ft/Luy | Notary | RGARET C TOOHEY Official Seal Public - State of Illinois sion Expires Aug 26, 2025 | |
| | <u> </u> | | |

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 **GLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **GLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)