

770963 UNOFFICIAL COPY



2322208115

Quit Claim Deed
Statutory (ILLINOIS)
(Individual to Individual)

Doc# 2322208115 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/10/2023 11:50 AM PG: 1 OF 6

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

Above Space for Recorder's Use Only

THE GRANTOR SUZETTE A. SKARZYNSKI, F/N/A SERSHEN, of the CITY OF WALLS, De SOTO COUNTY, MISSISSIPPI and **JOHN D. SERSHEN**, of the CITY OF CHICAGO, COUNTY OF COOK, ILLINOIS for the consideration of (\$10.00) TEN DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** to:

JOHN D. SERSHEN, of the City of Chicago, Cook County, Illinois, their entire interest, as sole and exclusive owner to and in the following Real Estate, to wit:

LOT 3 IN A SUBDIVISION OF THE NORTH 1/2 OF LOT 39 AND ALL OF LOTS 40 TO 48 BOTH INCLUSIVE IN BLOCK 7 IN ROSE PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS. *see attached (A)*

hereby releasing and waiving all rights under an by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever as tenant by the entirety.

Permanent Index Number (PIN): 13-13-314-003-0000
Address of real estate: 4249 N. Francisco Ave., Chicago, IL 60618

Subject to Covenants, Conditions and Restrictions of record, and First and Second Installment taxes for the year 2022 and subsequent years, together with the hereditaments and appurtenances thereunto belonging, and any and all easements.

This deed is executed pursuant to and in the exercise of the power and authority granted to, and vested in, said Grantors by the terms of said deed to Grantors.

Dated this 7th day of December, 2022

John D. Sershen (SEAL)
JOHN D. SERSHEN

Suzette A. Skarzyński (SEAL)
SUZETTE A. SKARZYNSKI f/n/a SERSHEN

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)
_____(SEAL) _____(SEAL)

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Page Two
Sershe/Skarzynski Deed, continued
PIN: 13-13-314-003-0000

State of MISSISSIPPI, County of De SOTO ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SUZETTE A. SKARZYNSKI f/n/a SERSHEN is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 7th day of October 2022.
Commission Expires: 1 / 1



[Signature]
NOTARY PUBLIC

County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN D. SERSHEN is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 24th day of May, 2022 2023
Commission Expires: 1 / 1



[Signature]
NOTARY PUBLIC

Instrument prepared by: ELLEN SIDNEY WEISZ, 3305 NORTH NAGLE, CHICAGO, ILLINOIS, 60634.
MAIL TO: SEND SUBSEQUENT TAX BILLS TO:
JOHN D. SERSHEN JOHN D. SERSHEN
4249 N. FRANCISCO 4249 N. FRANCISCO
CHICAGO, IL 60628 CHICAGO, IL 60618

County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, the names of the grantees 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: 12/3/2022 Signature: *Suzette A. Skarzynski*
Suzette A. Skarzynski, f/n/a Sershen
GRANTOR OR AGENT

Subscribed and Sworn to before me
this 7th day of December, 2022.

[Signature]
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.

Dated: 5/20/23 Signature: *John D. Sershen*
John D. Sershen
GRANTEE OR AGENT

Subscribed and Sworn to before me ^{SK}
this 24th day of MAY, 2022 2023

[Signature]
NOTARY SEAL



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

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File No: 770963

EXHIBIT "A"

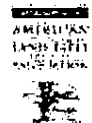
LOT 3 IN A SUBDIVISION OF THE NORTH 1/2 OF LOT 39 AND ALL OF LOTS 40 TO 48 BOTH INCLUSIVE IN BLOCK 7 IN ROSE PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

13.13.314.003.0000(A)

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

08-Aug-2023



CHICAGO:

0.00

CIA:

0.00

TOTAL:

0.00*

13-13-314-003-0000 | 20230801693568 | 1-019-714-000

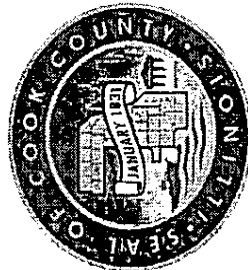
* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

08-Aug-2023



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

13-13-314-003-0000

20230801693568

0-028-006-8664

Property of Cook County Clerk's Office