

UNOFFICIAL COPY

Doc#. 2400506398 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/05/2024 01:52 PM Pg: 1 of 4

QUIT CLAIM DEED

THE GRANTORS, **JOHN R. KASS** and **MARY A. KASS, Husband and Wife**, of 12800 S. Oak Park Avenue, Palos Heights, Illinois 60463 for the consideration of Ten and No/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to **MARY A. KASS, a married woman**, of 12800 S. Oak Park Avenue, Palos Heights, Illinois 60463 the following Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Dec ID 20231201686731
ST/CO Stamp 0-985-163-824

LOT 82 IN TRIEZENBERG AND COMPANY'S PALOS WESTGATE VIEW, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND PART OF THE EAST 190 FEET OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

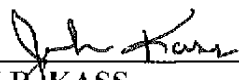
EXEMPT UNDER PROVISION OF PARAGRAPH (E),
SECTION 4, REAL ESTATE TRANSFER ACT.
DATE: 11/13/23 REPRESENTATIVE 

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: Real Estate Taxes for the year 2022 and subsequent years and covenants, conditions, easements and restrictions of record.

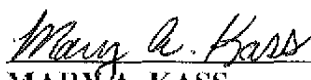
Permanent Real Estate Index Number(s): 24-31-109-001-0000

Address of Real Estate: 12800 S. Oak Park Avenue, Palos Heights, Illinois 60463

DATED this 13 day of November, 2023



JOHN R. KASS



MARY A. KASS

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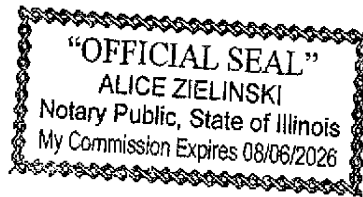
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **JOHN R. KASS and MARY A. KASS** Husband and Wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they each signed, sealed and delivered the said instrument as each person's 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 13 day of November, 2023.

Commission expires 08/06, 20 26

Alice Zielinski

NOTARY PUBLIC



Property of Cook County Clerk's Office

This instrument was prepared by JAY T. O'BRIEN, 19065 Hickory Creek Dr., Ste. 150, Mokena, Illinois 60448.

Mail to:
Mary A. Kass
12800 S. Oak Park Avenue
Palos Heights, Illinois 60463

Send Subsequent Tax Bills to:
Mary A. Kass
12800 S. Oak Park Avenue
Palos Heights, Illinois 60463

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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: 11 | 20 | 2023

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:

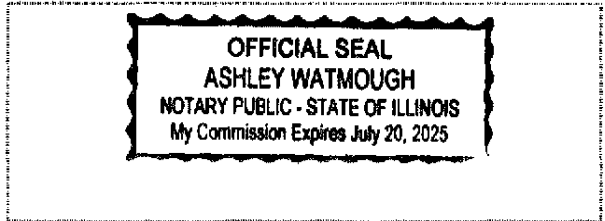
Ashley Watmough

By the said (Name of Grantor): John Cass

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 20 | 2023

NOTARY SIGNATURE: Ashley Watmough



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: 11 | 20 | 2023

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:

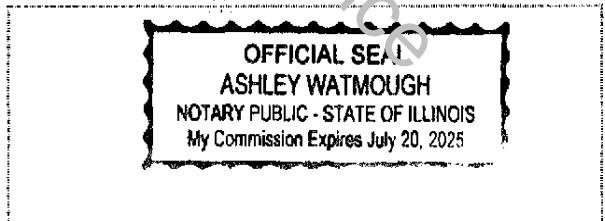
Ashley Watmough

By the said (Name of Grantee): Mary Cass

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 20 | 2023

NOTARY SIGNATURE: Ashley Watmough





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)**)

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		04-Jan-2024
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
24-31-109-001-0000	20231201689731	0-985-163-824