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Doc#. 2402533347 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 01/25/2024 04:13 PM Pg: 1 of 6

Dec ID 20240101620178 ST/CO Stamp 0-292-785-200

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QUIT CLAIM DEED

Above Space for Recorder's Use Only

THE GRANTORS, Thomas locarh Szafranski and Kelsey Elizabeth Schroeder Szafranski, husband and wife, of the Village of Lemont, County of Cook, State of Illinois, for and in consideration of TEN and NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Thomas Joseph Szafranski and Kelsey Elizabeth Schroeder-Szafranski, Trustees of the Thomas Joseph Szafranski Revocable Living Trust dated December 28, 2023, as to an undivided one-half (1/2) interest, and Kelsey Elizabeth Schroeder-Szafranski and Thomas Joseph Szafranski, Trustees of the Kelsey Elizabeth Schroeder-Szafranski Revocable Living Trust dated December 28, 2023, as to ar un divided one-half (1/2) interest, the following described Real Estate situated in the County of Cook in the State of Ill nois, to wit:

(See Exhibit A for legal description attached hereto and made part hereof)

SUBJECT TO: General taxes not currently due and payable; Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; Hereby releasing and waiving all rights under and by virtue of the Homes read Exemption Laws of the State of Illinois.

TITLE NOT EXAMINED BY PREPARER

Permanent Real Estate Index Number(s): 22-28-210-016-0000 Address of Real Estate: 870 Woodcrest Lane, Lemont, IL 60439

Dated this 28th day of December, 2023.

Thomas Joseph Szafranski

STATE OF ILLINOIS

) SS

COUNTY OF WILL

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Thomas Joseph Szafransk and Kelsey Elizabeth Schroeder Szafranski, 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 signed, sealed and delivered 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 28th day of December, 2023.

OFFICIAL SEAL BRIDGET T FLYNN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/26/24

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Mail to:

The Thomas Joseph Szafranski Revocable Living Trust dated December 28, 2023, as to an undivided one-half (1/2) interest, and the Kelsey Elizabeth Schroeder-Szafranski Revocable Living Trust dated December 28, 2023, as to an undivided onehalf (1/2) interest 870 Woodcrest Lane Lemont, IL 60439

Name and Address of Taxpayer:

The Thomas Joseph Szafranski Revocable Living Trust dated December 28, 2023, as to an undivided one-half (1/2) interest, the Ks.

i (1/2) inter.

d Woodcrest La.
emont, IL 60439

Prepared by:
Sarah Forzley Pocic LLC:
sarah@forzleypociclaw.com

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Col and the Kelsey Elizabeth Schroeder-Szafranski Revocable Living Trust dated December 28, 2023, as to an undivided one-

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EXHIBIT A

LEGAL DESCRIPTION

LOT 63 IN OLD DERBY ESTATES, BEING A SUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 22-28-210-016-0000 Address of Real Estate: 870 Woodcrest Lane, Lemont, IL 60439

Property of County Clerk's Office Exempt under provisions of Paragraph Section 31-45, Property Tax Code

Date

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR OR AGENT:
OFFICIAL SEAL OFFICIAL SEAL MICHELLE GRACE DOYLE NOTARY PUBLIC, STATE OF ILLINOIS NOTARY PUBLIC, STATE OF ILLINOIS NOT COMMISSION EXPIRES MARCH, 10 2028 MY COMMISSION EXPIRES MARCH, 10 2028
Print Name
Subscribed and sworn to before the this <u>25</u> of <u>Jahuary</u> , <u>269</u> .
Mallishugs. Notary Public
The grantee or their 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.
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
GRANTEE OR AGENT:
Signature NICHELLE GRACE DOYLE NOTARY PUBLIC, STATE O' I LINOIS NOTARY PUBLIC, STATE O' I LINOIS MY COMMISSION EXPIRES MY. CO., 10 2026 Print Name
Subscribed and sworn to before me this <u>25</u> of <u>January</u> , <u>2024</u>
Mollia Suys

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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REAL ESTATE TRANSFER TAX

25-Jan-2024

0.00 COUNTY: ILLINOIS: 0.00 Cook Colling Clerk's Office TOTAL: 0.00

22-28-210-016-0000