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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

Fidelity National Title

RECORDING COVER PAGE

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QUIT CLAIM DEED

Above Space for Recorder's Use Only

THE GRANTORS, Thomas Joseph 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 an undivided one-half (1/2) interest, the following described Real Estate situated in the County of Cook in the State of Illinois, 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 Homestead 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.

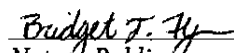

Thomas Joseph Szafranski


Kelsey Elizabeth Schroeder 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 Szafranski 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.




Bridget T. Flynn
Notary Public

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

Prepared by:

Sarah Forzley Pocić LLC
sarah@forzleypociclaw.com

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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

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Exempt under provisions of Paragraph 1E
Section 31-45, Property Tax Code.
12/26/23
Date
[Signature]
Buyer, Seller, or Representative

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REAL ESTATE TRANSFER TAX

25-Jan-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

22-28-210-016-0000

| 20240101620178 | 0-292-785-200

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