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QUIT CLAIM DEED (ILLINOIS)

Doc#: 2404033354 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2024 12:47 PM Pg: 1 of 4

Dec ID 20240201630497

Prepared By and

Return Recorded To:

Tye J. Klooster, Esq.
Katten Muchin Rosenman LLP
525 West Monroe Street
Chicago, Illinois 60661

Mail Subsequent Tax Bills To:

Jim Karlis
Sadie Karlis
1406 North Chicago Avenue
Arlington Heights, IL 60004

(The Above Space for Recorder's Use Only)

THIS INDENTURE made this 3rd day of February, 2024, between **Jim Karlis** and **Sadie Karlis**, husband and wife, whose address is 1406 North Chicago Avenue, Arlington Heights, Illinois 60004 ("Grantor"), and **Jim Karlis** and **Sadie Karlis**, husband and wife, as tenants by the entirety, whose address is 1406 North Chicago Avenue, Arlington Heights, Illinois 60004 ("Grantee").

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby Remise, Release and Quit Claim unto Grantee all right, title and interest in the following described land, situate, lying and being in Cook County, Illinois, to wit:

Address of Real Estate: 1406 North Chicago Avenue
Arlington Heights, Illinois 60004

PIN(s): 03-19-316-012-0000

SUBJECT TO: covenants, conditions, restrictions and easements of record; general real estate taxes for current and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

I hereby declare this Deed represents a transaction exempt under the provisions of ¶E, 35 ILCS 200/31-45 of the Real Estate Transfer Tax Law, and ¶E, and §6 of the Cook County Real Property Transfer Tax Ordinance.

Dated: February 3, 2024

Signed:


Jim Karlis, Grantor

EXECUTED this 3rd day of February, 2024.

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GRANTOR:



Jim Karlis



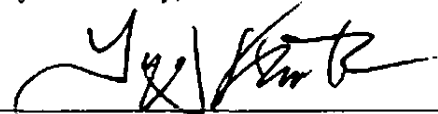
Sadie Karlis

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Tye J. Klooster, a Notary Public in and for said County, in the State aforesaid, do hereby certify Jim Karlis, personally appeared and proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, and acknowledged that he signed and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3rd day of February, 2024.

(SEAL) 



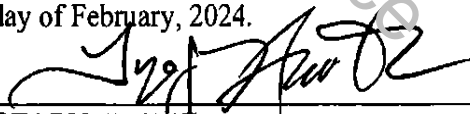
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Tye J. Klooster, a Notary Public in and for said County, in the State aforesaid, do hereby certify Sadie Karlis, personally appeared and proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, and acknowledged that she signed and delivered said instrument as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3rd day of February, 2024.

(SEAL) 



NOTARY PUBLIC

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EXHIBIT A – LEGAL DESCRIPTION

LOT 99 IN RAYMOND L. LUTGERT'S SUBDIVISION OF THE WEST 78 ACRES OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

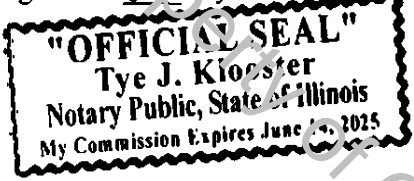
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.

Dated: February 3, 2024

Signature: 
Jim Karlis, Grantor

Subscribed and sworn to before me by the said Agent this 3rd day of February, 2024.


(Notary Public)



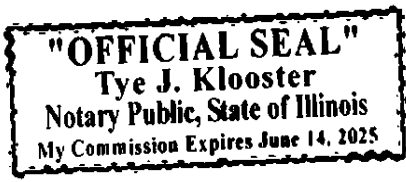
The grantee or their agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated: February 3, 2024

Signature: 
Sadie Karlis, Grantee

Subscribed and sworn to before me by the said Agent this 3rd day of February, 2024,


(Notary Public)



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 A