

# UNOFFICIAL COPY



Doc# 2408008003 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/20/2024 9:21 AM

PAGE: 1 OF 6

RECORDING REQUESTED BY:  
William R. Bretz

INSTRUMENT PREPARED BY:  
Robert W. Bretz and Geraldine C. Bretz  
2427 S. Harvey  
Berwyn, Illinois 60402

(Above reserved for official use only)

RETURN DEED TO:  
Robert W. Bretz and Geraldine C. Bretz  
2427 S. Harvey  
Berwyn, Illinois 60402

SEND TAX STATEMENTS TO:  
Robert W. Bretz and Geraldine C. Bretz  
2427 S. Harvey  
Berwyn, Illinois 60402 Tax Parcel  
ID/APN # 16-29-119-011-0000

## QUIT CLAIM DEED FOR ILLINOIS

STATE OF ILLINOIS  
COUNTY OF COOK

THIS DEED is made this day of August 27<sup>th</sup> 2022, by and between the  
"Grantors,"

Robert W. Bretz, a married individual residing at 2427 S. Harvey, Berwyn, Illinois  
60402

Geraldine C. Bretz, a married individual residing at 2427 S. Harvey, Berwyn, Illinois  
60402

AND the "Grantees,"

William R. Bretz, a married individual residing at 24203 W. 103rd St., Naperville,  
Illinois 60564

Robert B. Bretz, an unmarried individual residing at 2427 S. Harvey, Berwyn, Illinois

REAL ESTATE TRANSFER TAX

20-Mar-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-29-119-011-0000

| 20240301652423 | 0-851-985-968

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH 12 OF THE BERWYN CITY  
CODE SEC. 888.06 AS A REAL ESTATE  
TRANSACTION.  
DATE 3/12/2024 TELLER M

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60402

Maria (Bretz) Beran, a married individual residing at 114 Peace Ave., Bolingbrook, Illinois 60490

Michael Bretz, a married individual residing at 1421 Alima Terrace, La Grange, Illinois 60526

James A. Bretz, an unmarried individual residing at 2427 S. Harvey, Berwyn, Illinois 60402

Robert W. Bretz, a married individual residing at 2427 S. Harvey, Berwyn, Illinois 60402

Geraldine C. Bretz, a married individual residing at 2427 S. Harvey, Berwyn, Illinois 60402

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantees and Grantees' heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following described real estate (the "Property"), together with all hereditaments and appurtenances belonging thereto, located in Cook county, Illinois, subject to any restrictions herein:

Property Address: 2427 S. Harvey, Berwyn, Illinois 60402

Legal Description: LOT 30 IN BLOCK 21 IN WINSLOW'S SECOND SUBDIVISION BEING A SUBDIVISION OF BLOCKS 21, 27 AND 28 OF THE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 39NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to the following encumbrances and/or other restrictions:

1. The property has a mortgage of \$94,000.00 with BMO Harris Bank.

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

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## Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantees on 8/22/2022  
(date).

Grantor (or authorized agent)

x/ Geraldine Bretz

Print Name: Geraldine Bretz

Spousal Acknowledgment:

I, Geraldine Bretz (name of Robert  
W. Bretz's spouse), residing at

X  
X

\_\_\_\_\_, acknowledging receipt of sufficient  
consideration, hereby waive and release all my  
rights, title, and interest, if any, in the above  
Property unto Grantees.

x/ 2427 S. Harvey - Deerfield  
X

Grantor (or authorized agent)

x/ Robert W. Bretz

Print Name: Robert Bretz

Spousal Acknowledgment:

I, Robert W. Bretz (name of  
Geraldine C. Bretz's spouse), residing at

\_\_\_\_\_  
X

\_\_\_\_\_, acknowledging receipt of sufficient  
consideration, hereby waive and release all my  
rights, title, and interest, if any, in the above  
Property unto Grantees.

x/ 2427 S. Harvey - Deerfield  
X

Property of Cook County Clerk's Office

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## NOTARY ACKNOWLEDGMENT

ILLINOIS  
COUNTY OF COOK COUNTY

On 8/22/22 before me, Robert Bretz, personally appeared Geraldine C. Bretz and Geraldine C. Bretz's spouse Geraldine Bretz, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 9/14/24 <sup>to 9/14/24</sup>

Alma Ortiz  
Notary Public, Illinois



Clerk's Office

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## NOTARY ACKNOWLEDGMENT

ILLINOIS  
COUNTY OF COOK COUNTY

On 8/22/2022 before me, Bretz Robert and Geraldine Bretz, personally appeared Robert W. Bretz and Robert W. Bretz's spouse Geraldine Bretz, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 9/14/24

Alma Ortiz  
Notary Public, Illinois



Clerk's Office

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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: MARCH 12, 2024

SIGNATURE: Geraldine C. Bazz By Michael Bazz  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature. GERALDINE C. BAZZ

Subscribed and sworn to before me, Name of Notary Public:

MARK MACIASZ

By the said (Name of Grantor): GERALDINE C. BAZZ

AFFIX NOTARY STAMP BELOW

On this date of: MARCH 12, 2024

NOTARY SIGNATURE:

[Signature]



### 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: MARCH 12, 2024

SIGNATURE: Michael Bazz  
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:

MARK MACIASZ

By the said (Name of Grantee): MICHAEL BAZZ

AFFIX NOTARY STAMP BELOW

On this date of: MARCH 12, 2024

NOTARY SIGNATURE:

[Signature]



### 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)