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QUITCLAIM DEED IN TRUST (ILLINOIS)

Doc#: 2411524248 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/24/2024 2:39 PM Pg: 1 of 3

Dec ID 20240401685773
ST/Co Stamp 0-103-330-096 ST Tax \$0.00 CO Tax \$0.00

Above Space for Recorder's use only

THE GRANTOR(S) Thomas Bakota and Kathy Bakota, husband and wife, of the Village of Tinley Park, County of Cook and State of Illinois, for and in consideration of the sum of (\$10) TEN DOLLARS, in hand paid, CONVEYS and QUIT CLAIMS to Thomas J. Bakota and Kathy A. Bakota, as Co-Trustees of the Thomas J. and Kathy A. Bakota Joint Revocable Living Trust, dated June 29, 2015, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THAT PART OF LOT 2 IN TIMBERS ON THE LAKE, BEING A SUBDIVISION OF PARTS OF LOTS 126 AND 127 IN TIMBERS EDGE, BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2 THENCE SOUTH 89 DEGREES 30 MINUTES 09 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 41.72 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL, THENCE SOUTH 0 DEGREES 29 MINUTES 51 SECONDS EAST, ALONG SAID CENTERLINE, 76.64 FEET TO THE SOUTH LINE OF SAID LOT 2, THENCE NORTH 89 DEGREES, 30 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 41.72 FEET OF THE SOUTHEAST CORNER OF SAID LOT 2, THENCE NORTH 0 DEGREES, 29 MINUTES, 51 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 76.64 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF THE OWNER OF PARCEL 1 AS CREATED BY THE DECLARATION OF THE TIMBERS ON THE LAKE TO THE HOME ASSOCIATION RECORDED 96166195

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois:

PERMANENT REAL ESTATE INDEX NUMBER: 27-27-406-037-0000

COMMONLY KNOWN AS: 8800 175th St. Tinley Park, IL 60487

SUBJECT TO: Covenants, conditions, and restrictions of record and to General Taxes for 2023 and subsequent years.

Exempt under provisions of Paragraph E, Section 4 of the real estate transfer tax act.

DATE: 4/15/2024

BY: Thomas J. Bakota

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Dated: 4/15/2024

Thomas Bakota
Thomas Bakota

Kathy Bakota
Kathy Bakota

State of Illinois) SS)
County of Cook)

I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Thomas Bakota and Kathy Bakota is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and that she signed, sealed and delivered the said instrument as her free and voluntary act.

Given under my hand and official seal, this 15TH day of April, 2024.



Commission expires 6-15-27, _____
Angel L. Cregan
NOTARY PUBLIC

This instrument was prepared by: Dadkhah Law Group LLC
7126 N. Lincoln Ave. Lincolnwood, IL 60712

MAIL TO:

Thomas Bakota and Kathy Bakota
8800 175th St.
Tinley Park, IL 60487

SEND SUBSEQUENT TAX BILLS TO:

Thomas Bakota and Kathy Bakota
8800 175th St.
Tinley Park, IL 60487

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STATEMENT BY GRANTOR AND GRANTEE

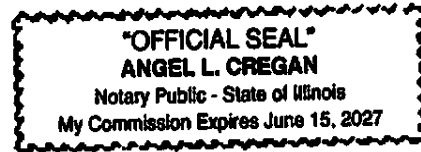
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 4/15, 2024

Signature: *Thomas Bakota*
Thomas Bakota

Signature: *Kathy Bakota*
Kathy Bakota

Subscribed and sworn to before me by the said Grantor(s) this 15th day of April, 2024



Notary Public *Angel L. Cregan*

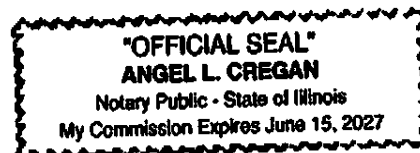
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 4/15, 2024

Signature: *Thomas J. Bakota as Co-Trustee*
Thomas J. Bakota, as Co-Trustee

Signature: *Kathy A. Bakota as Co-Trustee*
Kathy A. Bakota, as Co-Trustee

Subscribed and sworn to before me by the said Grantee(s) this 15th day of April, 2024.



Notary Public *Angel L. Cregan*

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.