

# UNOFFICIAL COPY

Doc#: 2415524132 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/3/2024 9:47 AM Pg: 1 of 3  
Dec ID 20240501601489

## Quit Claim Deed

### ILLINOIS STATUTORY

#### MAIL TO:

Joseph R. Duda  
2019 Kirschoff Avenue  
Melrose Park, IL 60164

#### NAME & ADDRESS OF TAXPAYER:

Joseph R. Duda  
2019 Kirschoff Avenue  
Melrose Park, IL 60164

THE GRANTORS, Deborah L. Sperner, married to Ralph Sperner, of the City of Elmhurst, State of Illinois and Susan J. Miller, married to Michael Miller, of the Village of Bartlett, of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO Joseph R. Duda, a single man, of 2019 Kirschoff Avenue, Melrose Park, Illinois, of the County of Cook, the State of Illinois, all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:

#### (LEGAL DESCRIPTION)

THE SOUTH 50 FEET OF THE WEST 132.54 FEET OF LOT 4 (EXCEPT STREETS) IN FREDERICK H. BARTLETT'S ARMITAGE AVENUE FARMS, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

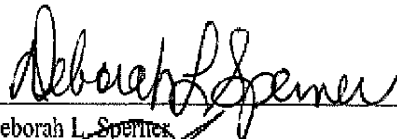
TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,

This is not homestead property for Deborah L. Sperner or Susan J. Miller

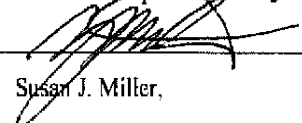
Permanent Index Number(s): 12-33-127-029-0000

Property Address: 2019 Kirschoff Avenue, Melrose Park, IL 60164

Dated this 9<sup>th</sup> day of May, 2024 (unincorporated)

  
\_\_\_\_\_  
Deborah L. Sperner (Seal)

\_\_\_\_\_  
(Seal)

  
\_\_\_\_\_  
Susan J. Miller (Seal)

\_\_\_\_\_  
(Seal)

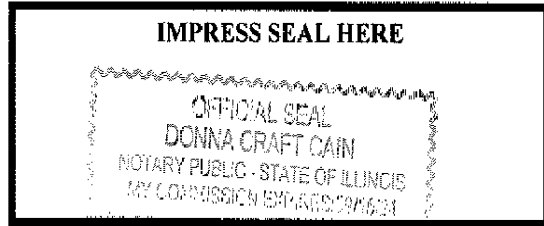
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Deborah L. Sperner and Susan J. Miller 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 she signed, sealed and delivered the said instrument as her 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 notarial seal this 9<sup>th</sup> day of May, 2024  
[Signature]

Notary Public  
My commission expires on 9/15/24.



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

Donna Craft Cain  
3 E. Park Blvd.  
Villa Park, IL 60181

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) SECTION 31-45, PROPERTY TAX CODE.  
EXEMPT UNDER PROVISIONS OF PARAGRAPH (c) 35 ILCS 200/31-45, PROPERTY TAX CODE AND COOK COUNTY ORD. 93-0-28 PAR (e)  
DATE: 5/9/24  
[Signature]  
Signature of Buyer, Seller, or Representative.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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: 5 | 9 | 2024

SIGNATURE [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

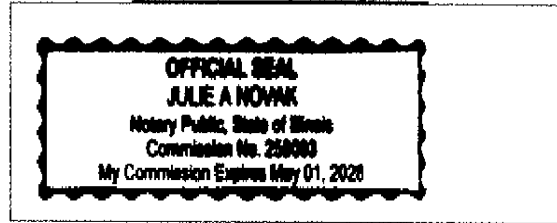
Julie A. Novak

By the said (Name of Grantor): Donna Craft Club

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 9 | 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: 5 | 9 | 2024

SIGNATURE [Signature]  
GRANTEE or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

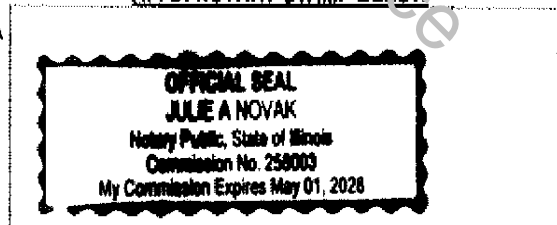
Julie A. Novak

By the said (Name of Grantor): Donna Craft Club

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 9 | 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)