

UNOFFICIAL COPY

Doc#: 2417318160 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/21/2024 11:27 AM Pg: 1 of 6
Dec ID 20240601633898

After Recording Return to:

HBI
7 Easton Oval
Columbus OH 43219

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Illinois Bar ID: 6280331

Mail Tax Statements To:

Oana A. Raicu and Dorina Rus
7631 N. Odell
Niles IL 60714

Tax Parcel ID Number:

09-25-210-052-0000

Order Number:

R24-198350

QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: GEORGIAN IONUT RAICU, date 06/03/2024
GEORGIAN IONUT RAICU

This QUITCLAIM DEED executed this 3rd day of JUNE, 2024.
WITNESSETH that **GEORGIAN IONUT RAICU** and **OANA A. RAICU**, husband and wife and **DORINA RUS**, unmarried, whose address is 7631 N. ODELL AVE, NILES IL 60714, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and Zero Cents (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **AUREL LAZAK**, single man, and **OANA ANDREEA RAICU**, a married woman, not as tenants in common, but as joint tenants with right of survivorship, whose address is 7631 N. ODELL AVE, NILES, IL, 60714, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text

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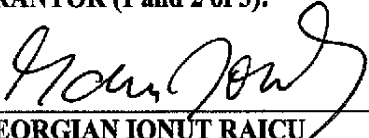
PCLR24-198350DQTC01020104

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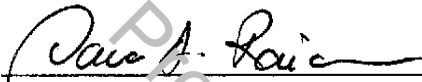
of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

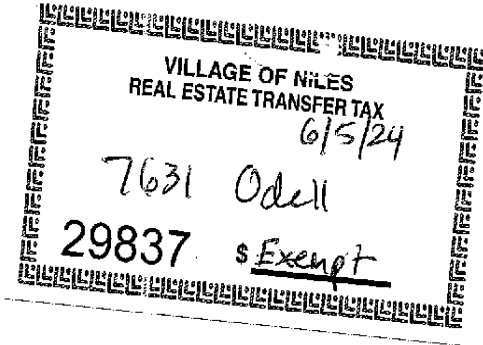
GRANTOR (1 and 2 of 3):



GEORGIAN IONUT RAICU




OANA A. RAICU



STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Mihaela A. Grime, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **GEORGIAN IONUT RAICU** and **OANA A. RAICU**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand official seal this 3rd day of June 2024.



Notary Public
My Commission Expires: 6/13/2027



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IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

GRANTOR (3 of 3):

Dorina Rus
DORINA RUS

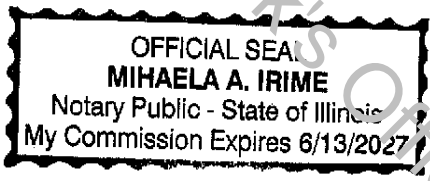
STATE OF ILLINOIS)
COUNTY OF COOK.) ss.

I, Michaela A. Irime, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that DORINA RUS, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 3rd day of June 2024.

Michaela Irime
Notary Public
My Commission Expires: 6/13/2027

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by GRANTOR/GRANTEE and/or their agents; no boundary survey was made at the time of this conveyance.



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EXHIBIT A LEGAL DESCRIPTION

The following described property situated in the County of Cook, State of Illinois, to wit:

LOT 14 AND THE SOUTH 11 FEET OF LOT 15 IN MILWAUKEE HARLEM SUBDIVISION OF THE NORTH 1/2 OF THAT PART LYING WEST OF MILWAUKEE AVENUE OF LOT 18 IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART WEST OF EAST LINE OF ROAD, OF NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 7631 North Odell Avenue, Niles, IL 60714

Assessor's Parcel No. 09-25-210-052-0000

Property of Cook County Clerk's Office



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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 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 6-12-2024 Signature: *Cara A. Rainier*
Grantor or Agent

Subscribed and sworn to before me by the said Dana A. Rainier

this 12 day of June
2024

[Signature]
Notary Public



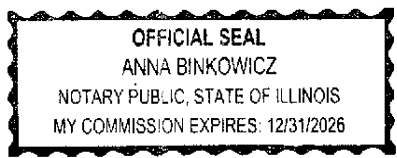
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 6-12-2024 Signature: *Cara A. Rainier*
Grantee or Agent

Subscribed and sworn to before me by the said Dana A. Rainier

this 12 day of June
2024

[Signature]
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 Act.]

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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 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 3-12-2024 Signature: *Grantor*
Grantor or Agent

Subscribed and sworn to before me by the said *Anna Binkowicz*

this 12 day of June

2024



Anna Binkowicz
Notary Public

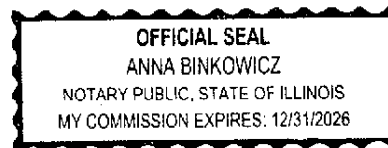
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 06-12-2024 Signature: *Grantee*
Grantee or Agent

Subscribed and sworn to before me by the said *Michelle Loran*

this 12 day of June

2024



Anna Binkowicz
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 Act.]