

# UNOFFICIAL COPY



Doc#: 0936448003 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/30/2009 12:46 PM Pg: 1 of 3

## QUIT CLAIM DEED

### Statutory (ILLINOIS) (General)

Please send subsequent tax bills and after recording, please return to:

JOSEPH MIKULIS  
10321 Kipling St.  
Westchester IL 60154

The Grantors, JOSEPH MIKULIS, of Westchester, Illinois, County of Cook, State of Illinois, DIANA CUMMINS of Schaumburg, County of Cook, State of Illinois, and ALDONA SACHS of Ocala, Florida, TENANTS IN COMMON, for and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid, CONVEY to:

(1) JOSEPH MIKULIS and BRONE MIKULIS, husband and wife, both of 10321 Kipling St., Westchester, Illinois, as tenants by the entirety for life of Joseph Mikulis;

and then to:

(2) BRONE MIKULIS, DIANA CUMMINS, and ALDONA SACHS, as tenants in common, after the death of Joseph Mikulis;

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE EAST 15 FEET OF LOT 152 AND ALL OF LOT 152 AND THE WEST 5 FEET OF LOT 154 IN GEORGE F. NIXON AND COMPANY'S WESTCHESTER, A SUBDIVISION OF (EXCEPT LAND OF CHICAGO WESTCHESTER AND WESTERN RAILROAD) THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN

Permanent Index Number (PIN):

Address or Real Estate: 10321 Kipling St., Westchester IL 60154

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence; (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any, so long as it does not interfere with the current use and enjoyment of the property.

DATED this 19 day of November, 2009.

*Joseph Mikulis*  
JOSEPH MIKULIS



ILLINOIS  
State of Illinois  
County of Cook

ss. *Alan R. Trucksa* 12/29/09

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Mikulis, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of

*Ann* 12/30

# UNOFFICIAL COPY

homestead.

Given under my hand and official seal, this 19<sup>th</sup> day of NOVEMBER, 2009.

Commission expires 01/28/2012  
~~4-3-2011~~ Carol K Page  
Notary Public CAROL K PAGE

Alan R. Truchse  
12/29/09

DATED this 21<sup>st</sup> day of DECEMBER, 2009.

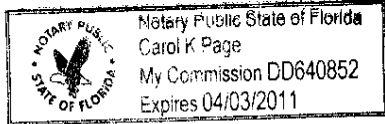
Diana Cummins  
DIANA CUMMINS

State of ~~Illinois~~ FLORIDA )  
County of ~~Cook~~ MARION ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Diana Cummins, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. IL DR LICENSE AS ID

Given under my hand and official seal, this 21<sup>st</sup> day of DECEMBER, 2009.

Commission expires 4-3-2011  
Carol K Page  
Notary Public CAROL K PAGE



DATED this 21<sup>st</sup> day of DECEMBER, 2009.

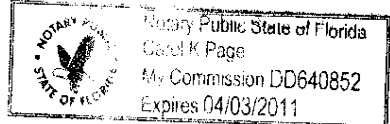
Aldona Sach  
ALDONA SACHS

State of FLORIDA )  
County of MARION ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Aldona Sachs, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. FL DR LICENSE AS ID

Given under my hand and official seal, this 21<sup>st</sup> day of DECEMBER, 2009.

Commission expires 4-3-2011  
Carol K Page  
Notary CAROL K PAGE



This instrument was prepared by Danas Lapkus, Attorney at Law  
8695 Archer Ave. #2E, Willow Springs, IL 60480  
tel. 708-839-1556 fax 708-839-1951

# UNOFFICIAL COPY

## 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: 12/30/09

Joseph M. Trucksa  
Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor,  
this 30 day of December 2009

Alan R. Trucksa  
Notary Public



The Grantee or his/her 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: 12/30/09

Joseph M. Trucksa  
Grantee or Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
this 30 day of December 2009

Alan R. Trucksa  
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 Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.