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QUIT CLAIM DEED
TENANCY IN COMMON
(Individual to Individual)



Doc#: 1232034051 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/15/2012 11:04 AM Pg: 1 of 4

THE GRANTORS, **STEFAN USCINSKI and ZOFIA USCINSKA, husband and wife**, of 5533 West Higgins, Unit 303, City of Chicago, County of Cook, State of Illinois, for the consideration of the sum of **TEN (\$10.00) DOLLARS** and other good and valuable consideration, the receipt and sufficiency of which is hereby

(The above space for Recorder's Use only)

acknowledged, CONVEYS AND QUIT CLAIMS to **STEFAN USCINSKI and ZOFIA USCINSKA**, of 5533 West Higgins, Unit 303, City of Chicago, County of Cook, State of Illinois, not in Joint Tenancy, but in **TENANCY IN COMMON**, with fractional interest as follows:

STEFAN USCINSKI, 1/2 interest
ZOFIA USCINSKA, 1/2 interest

in the following described Real Estate situated in the County of Cook in the State of 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, and **TO HAVE AND TO HOLD** said premises not in joint tenancy, but in **TENANCY IN COMMON**, forever.

Permanent Real Estate Index Number: 13-09-328-081-1011

Address of Real Estate: 5533 West Higgins, Unit 303
Chicago, Illinois 60630

Dated this 18th day of June, 2012.

Stefan USCINSKI
STEFAN USCINSKI/ GRANTOR

Zofia USCINSKA
ZOFIA USCINSKA/ GRANTOR

City of Chicago
Dept. of Finance
632209



Real Estate
Transfer
Stamp

\$0.00

11/15/2012 10:53

dr00764

Batch 5,545,014

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EXHIBIT A

PARCEL 1

UNIT 303 IN THE HIGGINS PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 (EXCEPT THE WESTERLY 7 FEET 10 INCHES AS MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE THEREOF) IN BLOCK 47 IN THE VILLAGE OF JEFFERSON, IN SECTIONS 8 AND 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0412631054, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-4 AND STORAGE SPACE S-6 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0412631054, AS MAY BE AMENDED FROM TIME TO TIME.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2003 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WAS NO TENANT OF THE AFORESAID UNIT TO WAIVE OR EXERCISE A RIGHT OF FIRST REFUSAL.

COMMONLY KNOWN AS:

UNIT 303
5533 W. HIGGINS, CHICAGO, IL

PERMANENT REAL ESTATE INDEX NUMBER(S):

081-1011
13-09-328-~~572-0007~~

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State of Illinois)
) SS
County of Cook)

STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR, **STEFAN USCINSKI and ZOFIA USCINSKA**, 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 or authorized to do business or acquire and hold title to real estate in Illinois, other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

June 18, 2012
Date

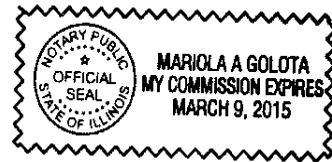
Stefan USCINSKI
Grantor or Agent

June 18, 2012
Date

Zofia USCINSKA
Grantor or Agent

Subscribed and Sworn to before me
this 18th day of June, 2012.

[Signature]
Notary Public



THE GRANTEE, **STEFAN USCINSKI and ZOFIA USCINSKA**, 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 or authorized to do business or acquire and hold title to real estate in Illinois, other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

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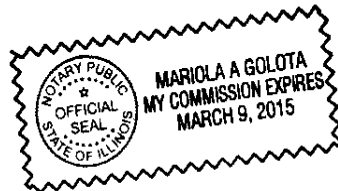
Stefan USCINSKI
Grantee or Agent

June 18, 2012
Date

Zofia USCINSKA
Grantee or Agent

Subscribed and Sworn to before me
this 18th day of June, 2012.

[Signature]
Notary Public



NOTE: Any person who knowingly submits 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 Real Estate Transfer Tax Act.)