



Doc#: 1305145023 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/20/2013 08:51 AM Pg: 1 of 3

THE GRANTORS: MATTHEW POZNICEK and NICOLE SCHNEIDER n/k/a NICOLE POZNICEK, husband and wife, of the City/Village of Chicago, Cook County, State of Illinois, for and in consideration of Ten and no/100 Dollars (10.00) in hand paid, CONVEY AND QUIT CLAIM to: MATTHEW POZNICEK and NICOLE POZNICEK, husband and wife, of 3705 W. Sunnyside Avenue, Chicago, IL 60625-5925, not as joint tenants but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate in the County of Cook in the State of Illinois, to wit: (Legal Description Attached)

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to covenants, conditions, easements and restrictions of record and taxes for the year 2011 and subsequent years.

Permanent Real Estate Index Number: 13-14-125-016-0000  
Address of Real Estate: 3705 West Sunnyside Avenue, Chicago, Illinois 60625-5925

DATED this 26 day of January, 2012.

*[Signature]* (Seal)  
Matthew Poznicek

*[Signature]* (Seal)  
Nicole Schneider n/k/a Nicole Poznicek

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF Cook )

Notary Public National Title  
20 S. Clark Street, Ste 2000  
Chicago, IL 60603  
312-641-7799



1341912 1 of 2

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew J. Poznicek & Nicole M. Poznicek is/are personally known to me to be the same person(s) whose name(s) is/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 their 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 official seal, this 26 day of Jan, 20 12. Commission expires: Sept. 4, 2013

*[Signature]*  
Notary Public

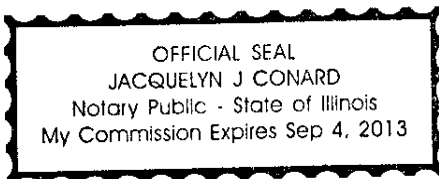
This Instrument was prepared by:  
JOHN Z. TOSCAS, LAW OFFICES OF JOHN Z. TOSCAS 12616 S. Harlem Avenue, Palos Heights, IL 60463

Exempt under provision of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

[Signature] /26/13  
Signature Date

MAIL TO:  
Matthew + Nicole Poznicek  
3705 W. Sunnyside Ave.  
Chicago, IL 60625

SEND SUBSEQUENT TAX BILLS TO:  
Matthew + Nicole Poznicek  
3705 W. Sunnyside Ave.  
Chicago, IL 60625



# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 1 IN BLOCK 1 IN THE SUBDIVISION OF LOT "B" IN THE SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT 67 RODS WEST OF THE SOUTHEAST CORNER OF SAID 1/4 SECTION, THENCE NORTH 40 RODS, THENCE EAST 32 RODS, THENCE SOUTH 40 RODS, THENCE WEST 32 RODS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Address commonly known as:  
3705 West Sunnyside Avenue  
Chicago, IL 60625-5925

PIN#: 13-14-125-016-0000

City of Chicago  
Dept. of Finance  
**637562**

2/19/2013 15:19

dn00764



Real Estate  
Transfer  
Stamp

\$0.00

Batch: 5.947.281


Property of Cook County Clerk's Office

# UNOFFICIAL COPY

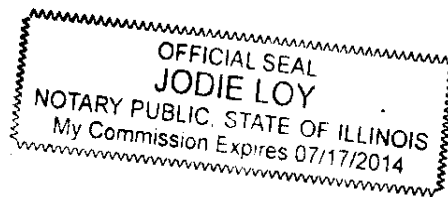
## STATEMENT BY GRANTOR AND GRANTEE

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 TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS.

Dated 1-26-2013

SIGNATURE   
Grantor or Agent

Subscribed and sworn to before me by the said Attia this 26 (th) day of JAN, 2013  
Notary Public \_\_\_\_\_

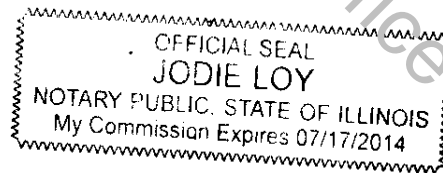


THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, 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: 1-26-2013

SIGNATURE   
Grantee or Agent

Subscribed and sworn to before me by the said Attia this 26 (th) day of JAN, 2013  
Notary Public \_\_\_\_\_



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.