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QUIT CLAIM DEED

ILLINOIS STATUTORY
(Joint Tenancy)



Doc#: 1311634021 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/26/2013 09:11 AM Pg: 1 of 3

Mail to:

ANTHONY N. PANZICA
ATTORNEY AT LAW
2510 W. IRVING PARK ROAD, UNIT A
CHICAGO, IL 60618

Name & Address of Taxpayer:

RUSS S KOZNATZ
MARIA KAPECHUK
2721 W SUMMERDALE UNIT 2 E
CHICAGO, IL 60625

(Space for Recorder's Use)

THE GRANTOR(S), RUSS S KOZNATZ, a single person

of the CITY CHICAGO of CHICAGO, County of COOK State of ILLINOIS
for and in consideration of TEN (\$10.00) DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and QUIT CLAIM(S) to
THE GRANTEE(S), RUSS S KOZNATZ and MARIA KAPECHUK, single persons, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

(Grantee's Address) 2721 W SUMMERDALE UNIT 2 E, CHICAGO, IL 60625

of the CITY CHICAGO of CHICAGO, County of COOK State of ILLINOIS

in the form of ownership: JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

[PARCEL 1

UNIT 2E IN THE 2721 WEST SUMMERDALE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE LOT101 AND THE EAST 1/2 OF LOT 102 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION BEING A SUDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 , RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINUM RECORDED DOCUMENT NUMBER 0534219022 , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY , ILLINOIS

PARCEL 2

THE EXCLUSIVE RIGHT TO USE THE PARKING SPACE P-2-E AND STORAGE SPACE S-2-E-A AND S-2-E-B LIMITED COMMON ELEMENTS AS DELINATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0534219022

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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 said premises not as Tenants in Common or Tenants by the Entirety, but as Joint Tenants forever.

Permanent Index Number(s): 13-12-222-068-1003

Property Address: 2721 W SUMMERDALE UNIT 2 E, CHICAGO, IL 60625

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Dated this 22nd day of MARCH, 2013

(Seal) Russ Koznatz _____ (Seal)
 _____ (Seal) RUSS S KOZNATZ _____ (Seal)

(NOTE: Please type or print names below all signatures.)

(STATE OF ILLINOIS)
)
) ss
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT RUSS S KOZNATZ

personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.


Given under my hand and notarial seal this 22 day of MARCH, 2013
San Juanita Lucio

 Notary Public

(Seal) My commission expires: 03/30/2013



City of Chicago
 Dept. of Finance
 642261
 4/25/2013 8:19
 dr00198



Real Estate
 Transfer
 Stamp
\$0.00
 Batch 6,254,229

COOK COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
ANTHONY N. PANZICA
ATTORNEY AT LAW
2510 W. IRVING PARK ROAD, UNIT A
CHICAGO, IL 60618

or
 Exempt under provisions of Paragraph E
 Section 4, Real Estate Transfer Tax Act.
 Date: March 28, 2013
Maria Kapechuk

 MARIA KAPECHUK
 Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).



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First American

First American Title Insurance Company
27775 Diehl Road
Warrenville, IL 60555

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 of Illinois.

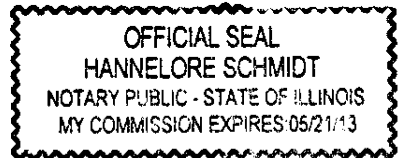
Dated MARCH 28, 2013

Signature _____

Grantor or Agent

Subscribed and sworn to before me by the said RUSS S KOZNATZ affiant
this 28 day of MARCH, 2013

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.

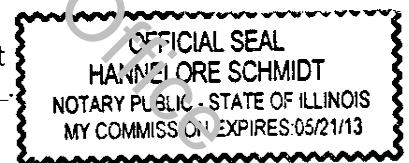
Dated MARCH 28, 2013

Signature _____

Grantor or Agent

Subscribed and sworn to before me by the said MARIA KAPECHUK affiant
this 28 day of MARCH, 2013

Notary Public _____



Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)