

# UNOFFICIAL COPY

QUITCLAIM DEED  
ILLINOIS STATUTORY



Doc#: 1404229037 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/11/2014 11:57 AM Pg: 1 of 4

(the above space for Recorder's use only)

THE GRANTORS, CHERYL E. ALBINIAK, a single person, and BEATA A. ZAK, a single person, of 3950 W. Bryn Mawr Avenue, Unit 301, Chicago, Illinois, County of Cook, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEY and QUITCLAIM to CHERYL E. ALBINIAK, a single person, of Chicago, of the county of Cook, State of Illinois, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

See Exhibit "A" attached hereto for Legal Description

**Commonly Known As:** 3950 W. Bryn Mawr Avenue, Unit 301, Chicago, Illinois 60659  
**Property Index Number:** 13-02-300-009-1011

Together with the tenements and appurtenances thereunto belonging.  
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 18<sup>th</sup> day of JANUARY, 2014.

Cheryl E. Albiniaak

Beata A. Zak

EXEMPT UNDER PROVISIONS OF SECTION E  
OF PARA. 31-45 ILLINOIS REAL ESTATE TAX  
LAW.

DATE 1/18/14

City of Chicago  
Dept. of Finance  
660893



Real Estate  
Transfer  
Stamp

2/11/2014 11:49

dr00762

\$0.00

Batch 7,656,475

County of Cook

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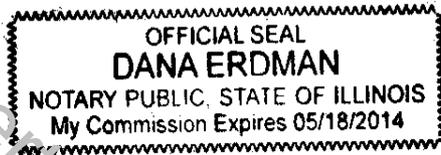
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CHERYL ALBINAK & BEA ZAK, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered this instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 13<sup>th</sup> day of JANUARY, 2014.

Commission expires MAY 18, 2014



NOTARY PUBLIC



Property of Cook County Clerk's Office

**Mail To:**

Jonathan Groll  
830 North Blvd. 3950 W. Bryn Mawr  
Suite A  
Oak Park, IL 60301

SEND SUBSEQUENT TAX BILLS TO:

Cheryl E. Albinak  
Unit 301  
Chicago, IL 60659

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

Unit 301 in Conservancy at North Park Condominium IV as delineated on a survey of the following described premises:

That part of the East 833 feet of the West 883 feet of the North 583 feet of the South 633 feet of the Southwest 1/4 of Section 2, Township 40 North, Range 13 East of the Third Principal Meridian, (Except that part of the land dedicated for public roadway by Document 26700736) Described as follows: Commencing at the Northwest corner of said tract; Thence East on the North line of said tract a distance of 131.91 feet; Thence South 70.50 Feet to the point of beginning Thence continuing South on the last described line 204 Feet, Thence East 89.0 Feet, Thence North 78.0 feet, thence East 10 feet, Thence North 43 Feet, Thence West 10 Feet, Thence North 78.0 Feet, Thence West 89 Feet to the point of beginning in Cook County, Illinois.

which survey is attached to Declaration of Condominium recorded as Document 95171295 together with its undivided percentage interest in the common elements.

#### PARCEL 2:

The exclusive right to the use of Parking Space <sup>301</sup> and Storage Space <sup>301</sup> Limited Common Elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 95171295.

#### PARCEL 3:

Grantor also hereby grants to Grantees, their heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Master Declaration recorded October 28, 1994 as Document 94923280 including easements for ingress and egress over common property and the Declaration of Condominium recorded as Document 95171295 and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Master Declaration and Declaration of Condominium for the benefit of the property described therein.

This Deed is subject only to the following: General taxes not yet due and payable; public utility easements; easements, covenants, restrictions and building lines of record, and as set forth in the Declaration of Condominium and the Master Declaration; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declarations and reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declarations; provisions of Condominium Property Act of Illinois.

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## STATEMENT BY GRANTOR AND GRANTEE

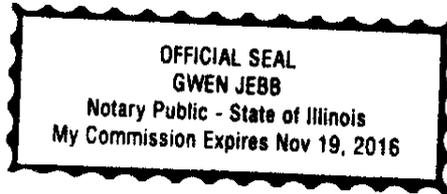
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated 1/13/14

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said agent this 13th day of Jan., 2014

[Signature]  
Notary Public



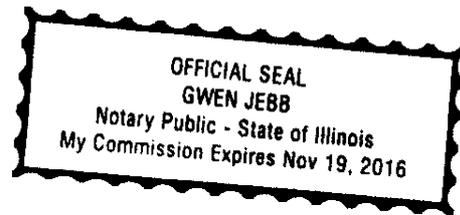
The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 1/13/14

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said agent this 13th day of Jan., 2014

[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.

(Attached 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.)