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Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY



16124340320

Doc#: 1612434032 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/03/2016 10:14 AM Pg: 1 of 4

THE GRANTOR(S), Matt Kotapka, single, of the Village of Addison, County of DuPage, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to Matt Kotapka, individually, not party to a civil union as to an undivided 50% ownership (GRANTEE'S ADDRESS) 802 Tamarac Boulevard, Addison, Illinois 60101 of the County of DuPage and Lucy Radon, individually, not party to a civil union, as to an undivided 50% ownership (GRANTEE'S ADDRESS) 1358 South Dunton Avenue, Arlington Heights, Illinois 60005 of the County of Cook, all 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

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: General real estate taxes not due and payable at time of closing; special assessments confirmed after this contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-11-319-036-1008

Address(es) of Real Estate: 4903 North Lawndale Avenue, Unit G, Chicago, Illinois 60625

Dated this 6 day of April, 2016



Matt Kotapka
Matt Kotapka

REAL ESTATE TRANSFER TAX	03-May-2016
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-11-319-036-1008 | 20160401688856 | 0-320-713-024

* Total does not include any applicable penalty or interest due.

FIRST AMERICAN TITLE
FILE # Accompany 16

REAL ESTATE TRANSFER TAX	03-May-2016
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

13-11-319-036-1008 | 20160401688856 | 0-994-783-552

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matt Kotapka, single, personally known to me to be the same person(s) whose name(s) are 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.

Given under my hand and official seal, this 6 day of April, 2016



Stefanie Herring (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 5/2/16

Bartlett or not
Signature of Buyer, Seller or Representative

Prepared By: Dennis M. Nolan, Esq.
221 West Railroad Avenue
Bartlett, Illinois 60103

Mail To:
Dennis M. Nolan, Esq.
Law Office of Dennis M. Nolan, P.C.
221 West Railroad Avenue
Bartlett, Illinois 60103

Name & Address of Taxpayer:
Matt Kotapka
Lucy Radon
802 Tamarac Boulevard
Addison, Illinois 60101

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT 'A'

Legal Description

PARCEL 1:

UNIT 4903-G IN THE ALPARK COMMONS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 21, 22 AND 23 IN BLOCK 2 IN RAVENSWOOD HIGHLANDS, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 (EXCEPT THE WEST 13.8 FEET AND THE NORTH 33 FEET THEREOF) OF THE EAST 52 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY 4901 LAWNSDALE, INC., RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0314933080 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-8, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT 0314933080.

Property of Cook County Clerk's Office



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First American

First American Title Insurance Company
27775 Del Mar Road
Warrenville, IL 60555

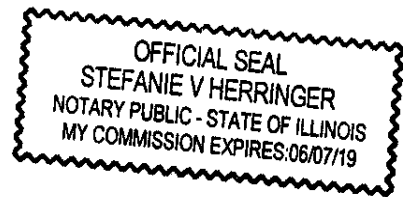
STATEMENT BY GRANTOR AND GRANTEE

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 4/16/16 Signature Matt Kotopka
Grantor or Agent

Subscribed and sworn to before me by the said Matt Kotopka affiant
this 6 day of April, 2016

Notary Public Stefanie V Herring

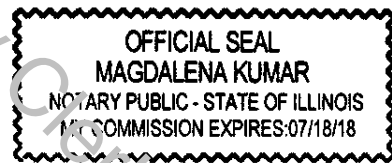


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4/18/16 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said agent affiant
this 8th day of April, 2016

Notary Public [Signature]



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.)