

# UNOFFICIAL COPY

## WARRANTY DEED

Deed in Lieu of Foreclosure

### MAIL TO:

The Wirbicki Law Group LLC  
Attn: Foreclosure Dept.  
33 W. Monroe Street, Ste. 1140  
Chicago, IL 60603



Doc# 1633419877 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/29/2016 12:37 PM PG: 1 OF 3

### NAME & ADDRESS OF TAXPAYER:

#### Grantee:

Corlar, LLC dba 20 Capital  
1081 Camino Del Rio S  
Suite #206  
San Diego, CA 92108

THIS INDENTURE WITNESSETH, that the Grantors, **Ewa Czabala** "Divorced and not since remarried", **Caroline Ewa Czabala** "Unmarried", **Michelle Czabala** "Unmarried", and **Daniel Joseph Czabala** "Unmarried", of the County of Cook and State of Illinois for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** unto **Corlar, LLC dba 20 Capital**, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 525 IN GRAYLAND PARK ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 5008 W Berenice Ave, Chicago, Illinois 60641  
PIN : 13-21-209-040-0000

Mortgage Identification Number (MIN):

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

*In Witness Whereof*, the Grantors aforesaid has hereunto set their hands and seal this 10<sup>th</sup> day of October, 2016.

Ewa Czabala (Seal)  
Ewa Czabala

Caroline Ewa Czabala (Seal)  
Caroline Ewa Czabala

Michelle Czabala (Seal)  
Michelle Czabala

Daniel Joseph Czabala (Seal)  
Daniel Joseph Czabala

### REAL ESTATE TRANSFER TAX

29-Nov-2016



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00

13-21-209-040-0000 | 20161101685524 | 1-304-383-680

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

### REAL ESTATE TRANSFER TAX

29-Nov-2016



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

13-21-209-040-0000 | 20161101685524 | 0-694-227-136

*Car*



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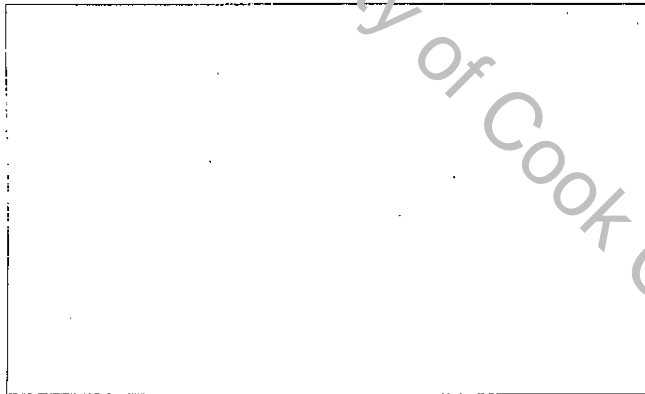
STATE OF IL )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public, in and for said county, in the state aforesaid, do hereby certify, that the Grantors, Ewa Czabala, Caroline Ewa Czabala, Michelle Czabala, and Daniel Joseph Czabala, who are personally known to me to be the same person whose names 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.

Given under my hand and notarial seal  
this 17<sup>th</sup> day of October, 2016.



*Paulina Szwarc*  
Notary Public



COUNTY-ILLINOIS TRANSFER STAMP

\* If Grantors are also Grantees you may want to strike Release & Waiver of Homestead Rights.

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
1 SECTION 4, REAL ESTATE  
TRANSFER ACT.

DATE 11-11-16  
*Walter Agost*

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

THIS INSTRUMENT WAS PREPARED BY:  
The Wirbicki Law Group LLC  
33 W. Monroe St., Suite 1140  
Chicago, IL 60603

FILE: W16-0749



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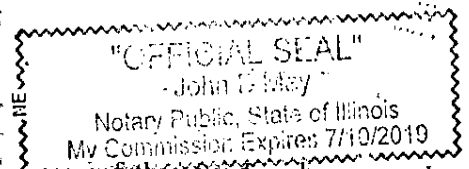
## STATEMENT BY GRANTOR AND GRANTEE

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 November 28, 2016

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 28 day of Nov, 2016  
Notary Public [Signature]

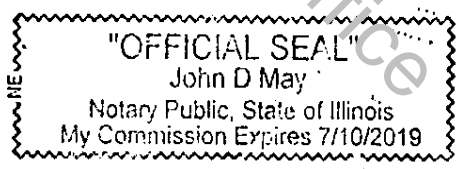


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date November 28, 2016

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 28 day of Nov, 2016  
Notary Public [Signature]



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.

(Attach 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.)