

WARRANTY DEED
ILLINOIS STATUTORY

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Doc# 1704815126 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/17/2017 01:58 PM PG: 1 OF 4

THE GRANTOR, PACZ LLC, a limited liability company created and existing under and by virtue of the laws of the State of Minnesota and duly authorized to transact business in the State of Illinois, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS in hand paid, CONVEYS and WARRANTS to JOSEPH A. KOPACZ, an unmarried male, of 4008 N Clarendon Avenue, Apt. 2, Chicago, Illinois 60613 all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 4 IN GOODRICH'S SUBDIVISION OF LOTS 1 AND 26 IN GOODRICH AND YOUNG'S SUBDIVISION OF LOTS 4, 5 AND 6 IN BLOCK 1 IN BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

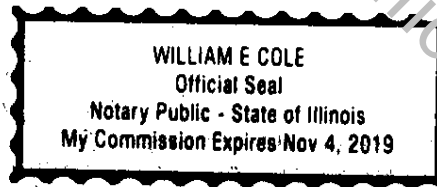
SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record and building lines and easements, if any.

Permanent Real Estate Index Number(s): 13-36-406-009-0000

Address(es) of Real Estate: 2637 West Homer Street, Chicago, IL 60647

Dated this 1 day of Feb., 2017

Joseph A. Kopacz
Joseph A. Kopacz



STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOSEPH A. KOPACZ personally known to me to be the 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 1st day of Feb, 2017.

William E Cole (Notary Public)

JB

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Dated this 30th day of January, 2017


Paul Kopacz
Paul Kopacz

STATE OF CA, COUNTY OF Santa Clara

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PAUL KOPACZ personally known to me to be the 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 30th day of January, 2017.



(see attached) (Notary Public)

REAL ESTATE TRANSFER TAX		16-Feb-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

13-36-406-009-0000 | 20170201612358 | 0-073-634-496

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

Prepared By:
Moshe M. Liberman
Attorney at Law
6645 North Sacramento Avenue
Chicago, Illinois 60645

REAL ESTATE TRANSFER TAX		17-Feb-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-36-406-009-0000 | 20170201612358 | 2-090-095-296

Name and Address of Taxpayer/Address of Property:

Joseph A. Kopacz
4008 N Clarendon Avenue
Apt. 2
Chicago, Illinois 60613

Exempt under Real Estate Transfer Tax Law, 200 ILCS 200/31-45
sub par. E and Cook County Ord. 99-0-27 par. 4
Date 2/17/17 Sign. Moshe M. Liberman

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Santa Clara)

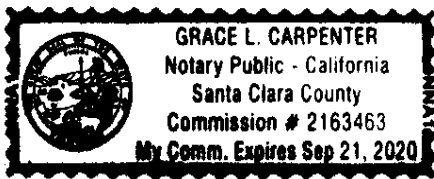
On January 30th, 2017 before me, Grace L. Carpenter, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Paul Kopacz
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: warranty deed Illinois Statutory

Document Date: 01-30-2017 Number of Pages: 2

Signer(s) Other Than Named Above: Joseph A. Kopacz

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: February 10, 2017

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

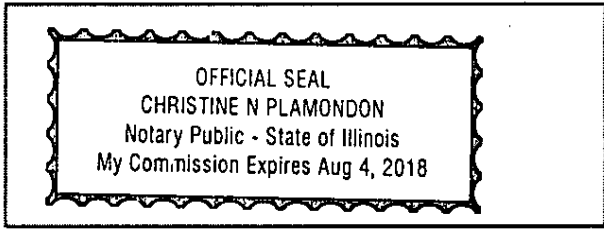
Christine N. Plamondon

By the said (Name of Grantor): Joseph A. Kopacz

On this date of: February 10, 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: February 10, 2017

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

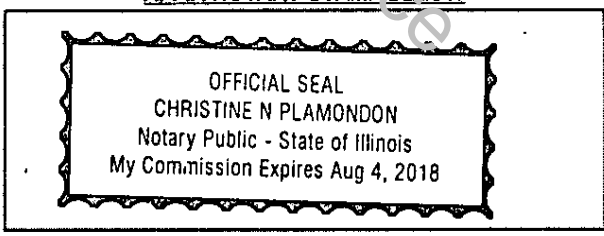
Moshe M. Liberman Christine N. Plamondon

By the said (Name of Grantee): Joseph A. Kopacz

On this date of: February 10, 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)