

UNOFFICIAL COPY

QUIT CLAIM DEED

Doc#: 1733846045 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/04/2017 09:21 AM Pg: 1 of 4

The GRANTOR(S),

BRIAN POLSZAY,
of the City of Bridgeview,
County of Cook, Illinois,
for and in consideration
of TEN & NO/100 Dollars,
and other good and valuable
consideration in hand paid,

Dec ID 20171101662268
ST/CO Stamp 1-386-870-720
City Stamp 2-046-388-256

CONVEY(S) and QUIT CLAIM(S) to:

LAWNDALE REALTY, LLC, an Illinois Limited Liability Company, of
8140 S. Octavia, Bridgeview, Illinois 60455

GRANTEE(S),

all interest in the following real estate legally located in Cook
County and described as:

LOT 4 IN BLOCK 2 IN HAZEKAMP'S SUBDIVISION OF THE NORTH 1/2 OF LOT 39
(EXCEPT THE WEST 192 FEET THEREOF) IN THE SCHOOL TRUSTEE'S SUBDIVISION
OF SECTION 16, WOTNSHIP 37 NORTH, RANGE 14 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.

PROPERTY ADDRESS:


C/K/A 311 W. 107th Place, Chicago, Illinois 60628

P.I.N. 25-16-401-012-0000

Dated this 20th day of November, 2017.





BRIAN PLOSZAY

REAL ESTATE TRANSFER TAX		01-Dec-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-16-401-012-0000 | 20171101662268 | 2-046-388-256

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

REAL ESTATE TRANSFER TAX		01-Dec-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-16-401-012-0000 | 20171101662268 | 1-386-870-720

FIDELITY NATIONAL TITLE

0217020670

UNOFFICIAL COPY

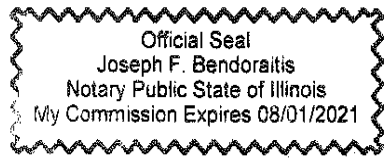
STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Brian Ploszay is personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 20th day of November, 2017.

Joseph Bendoraitis
Notary Public

PROPERTY UNDER REAL ESTATE TRANSFER TAX ACT
P.L. & COOK COUNTY ORD. 95104 PAR
DATE 20th SIGN. *Joseph Bendoraitis*



This instrument was prepared by:

Dominic J. Mancini
Attorney at Law
133 Fuller Road
Hinsdale, Illinois 60521

Mail recorded deed to:

Dominic J. Mancini
Attorney at Law
133 Fuller Road
Hinsdale, IL 60521

Mail Tax Bills to:

Lawndale Realty, LLC
8140 S Octavia
Bridgeview, IL 60455

UNOFFICIAL COPY

Exhibit "A" – Legal Description

LOT 4 IN BLOCK 2 IN HAZEKAMP'S SUBDIVISION OF THE NORTH ½ OF LOT 39 (EXCEPT THE WEST 192 FEET THEREOF) IN THE SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-16-401-012-0000

Commonly Known As: 311 W. 107TH PLACE, CHICAGO, IL 60628

Property of Cook County Clerk's Office

UNOFFICIAL COPY

FIDELITY NATIONAL TITLE INSURANCE COMPANY



6250 W. 95TH STREET, OAK LAWN, ILLINOIS 60453

PHONE: (708) 430-3030
FAX: (708) 430-3434

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 11/20, 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said Agent

this 20 day of November

[Signature]
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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

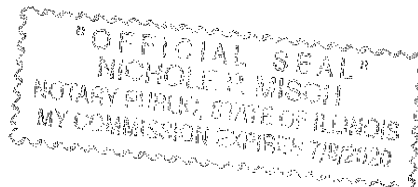
Dated 11/20/2017, Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said agent

this 20 day of NOV
2017

[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.

[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.]