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QUIT CLAIM DEED
Statutory (ILLINOIS)

Doc#: 1811606074 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/26/2018 11:09 AM Pg: 1 of 4

Dec ID 20180401648413
ST/CO Stamp 0-537-180-448
City Stamp 0-958-880-032

(Above Space for Recorder's Use Only)

THE GRANTOR (S) THOMAS DZIELAWSKI, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for the consideration of (\$10.00) TEN DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** to DORA HERNANDEZ, divorced and not since remarried, all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 3256 S. Stewart Avenue, Chicago, Illinois 60616 and legally described as:

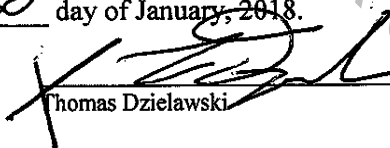
See Legal Description Attached as Exhibit A

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): 17-33-200-075-0000
Address(es) of Real Estate: 3256 S. Stewart Avenue, Chicago, Illinois 60616

Dated this 30 day of January, 2018.

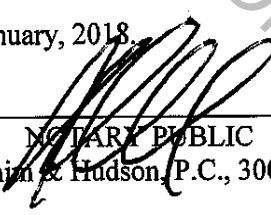
PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

 (SEAL) _____ (SEAL)
Thomas Dzielawski

State of Illinois, County of Cook, ss, I, the undersigned, a Notary Public, In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas Dzielawski, divorced and not since remarried, personally known to me to be the same person(s) whose name(s) 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 30th day of January, 2018.

MITCHELL B RUCHIM
Commission expires Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 6, 2020
This instrument was prepared by: Mitchell B. Ruchim, Ruchim & Hudson, P.C., 3000 Dundee Road, Suite 415, Northbrook, Illinois 60062


NOTARY PUBLIC

MAIL TO:
Mitchell B. Ruchim
RUCHIM & HUDSON, P.C.
3000 Dundee Road, Suite 415
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:
Dora Hernandez
3256 S. Stewart Avenue
Chicago, Illinois 60616

THELITY NATIONAL TITLE CHI7032938


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OR


Recorder's Office Box No. _____

"Exempt under provisions of Paragraph E
Section 4 Real Estate Transfer Act."

01/30/18
Date

X 
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		19-Apr-2018
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-33-200-075-0000 20180401648413 0-537-180-448		

REAL ESTATE TRANSFER TAX		19-Apr-2018
		CHICAGO: 0.00
		CTA: 0.00
		TOTAL: 0.00 *
17-33-200-075-0000 20180401648413 0-958-880-032		

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

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EXHIBIT A LEGAL DESCRIPTION

(EXCEPT THE NORTH 583.0 FEET) OF THAT PART OF LOTS 1 TO 21 INCLUSIVE IN SUB BLOCK IN BLOCK 4 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF S. STEWART AVENUE AND PARTS OF ALLEYS VACATED BY ORDINANCE RECORDED JUNE 21, 1906 AS DOCUMENT 3882780 LYING WITHIN SAID SUB BLOCK 3, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 66 FOOT WIDE W. 33RD STREET WITH THE WEST LINE OF SAID VACATED S. STEWART AVENUE (SAID WEST LINE OF VACATED S. STEWART AVENUE ALSO BEING THE EAST LINE OF THE ORIGINAL 66 FOOT WIDE RIGHT OF WAY OF THE PITTSBURGH, FORT WAYNE AND CHICAGO RAILWAY COMPANY) THENCE NORTH ALONG THE WEST LINE OF SAID VACATED S. STEWART AVENUE AND ITS NORTHERLY EXTENSION 631.85 FEET MORE OR LESS TO A POINT ON THE CENTER LINE OF W. 32ND STREET; THENCE EAST ALONG THE CENTER LINE OF SAID W. 32ND STREET, 100.648 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF S. STEWART AVENUE AS DEDICATED BY SAID ORDINANCE RECORDED JUNE 21, 1906 AS DOCUMENT 3882870, THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST LINE OF SAID S. STEWART AVENUE 601.60 FEET MORE OR LESS TO A POINT OF CURVE IN THE WEST LINE OF SAID S. STEWART AVENUE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 30 FEET, A DISTANCE OF 47.40 FEET TO A POINT ON THE NORTH LINE OF SAID WEST 33RD STREET THENCE WEST ALONG THE NORTH LINE OF SAID W. 33RD STREET, 70.73 FEET MORE OR LESS TO THE POINT OF BEGINNING (EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART TAKEN OR USED FOR WEST 32ND STREET) ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

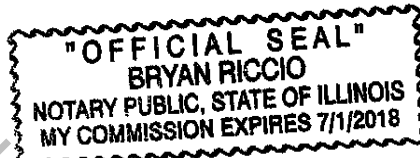
GRANTOR OR AGENT:

Chris Poellet
Signature

CHRIS POELLOT
Print Name

Subscribed and sworn to before me this 25 of April, 2018

[Signature]
Notary Public



The grantee or their 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTEE OR AGENT:

Chris Poellet
Signature

CHRIS POELLOT
Print Name

Subscribed and sworn to before me this 25 of April, 2018

[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.]