

UNOFFICIAL COPY

QUIT CLAIM D E E D

Corporation to Individual
(Tenancy by the Entirety)



Doc# 1821413054 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/02/2018 03:41 PM PG: 1 OF 4

This agreement, made this 13 day
of July, 2018,
between **KOZJOL PROPERTIES
INC.**, a corporation created and
existing under and by virtue of the
laws of the State of Illinois and duly
authorized to transact business in the
State of Illinois, party of the first part,
and **PATRYK J. POBORCA**

An unmarried man, of 3835 N. Spaulding Ave. 2nd Floor, Chicago IL 60618, County of Cook, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of said corporation, by these presents does REMISE, RELEASE, ALIEN AND **CONVEY AND QUIT-CLAIM** unto the party of the second part all the following described real estate, situated and described as follows, to wit

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

COMMONLY KNOWN AS: 4841 W. Argyle St. Chicago IL 60630

PIN: 13-09-419-007-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2017 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and sole shareholder the day and year first above written.

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KOZIOL PROPERTIES INC.

Name of Corp.

By: [Signature]
Its President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PATRYK J. POBORCA**, personally known to me to be the President of **KOZIOL PROPERTIES INC.**, an Illinois Corporation, and, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President, he signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of July, 2018
Commission expires 2/13, 2020, [Signature]
NOTARY PUBLIC

This instrument prepared by :

Attorney Terrence M. Fogarty
Law Office of Terrence M. Fogarty
161 Market St.
Willow Springs IL 60480




MAIL TO:



PATRYK J. POBORCA
3835 N. SPAULDING 2ND FL.
CHICAGO IL 60618

SEND SUBSEQUENT TAX BILLS TO:

PATRYK J. POBORCA
3835 N. SPAULDING 2ND FL.
CHICAGO IL 60618

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		02-Aug-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		02-Aug-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-09-419-007-0000 | 20180701635734 | 0-858-197-792

13-09-419-007-0000 | 20180701635734 | 1-792-610-080

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

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State of Illinois)
County of Cook) SS

STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR(S), or his/her/their agent affirms that, to the best of his/her 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 or authorized to do business or acquire and hold title to real estate in Illinois, 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.

7/23/2018
Date

[Signature]
Grantor or Agent

Subscribed and Sworn to before me
This 23rd day of July, 2018.

[Signature]



Notary Public

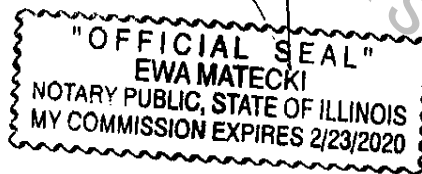
THE GRANTEE(S), or his/her/their agent affirm, and verifies that the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership or authorized to do business or acquire and hold title to real estate in Illinois, 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.

7/23/2018
Date

[Signature]
Grantee or Agent

Subscribed and Sworn to before me
This 23rd day of July, 2018.

[Signature]



Notary Public

NOTE: Any person who knowingly submits 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 Real Estate Transfer Tax Act.)

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LEGAL DESCRIPTION:

LOT 17 AND THE EAST 4.02 FEET OF LOT 18 IN BLOCK 1 IN MURRAYS ADDITION TO JEFFERSON BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

13-09-419-007-0000
4841 W. ARGYLE ST., CHICAGO, IL 60630

Property of Cook County Clerk's Office