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1900416092D

QUIT CLAIM DEED
ILLINOIS STATUTORY

Doc# 1900416092 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/04/2019 04:01 PM PG: 1 OF 5

THE GRANTOR(S)

Marek Sikora, a married man, and Stanislaw Sankowski, a married man,

of the City of Chicago, County of Cook, State of Illinois for and in consideration of \$10.00 (Ten) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to

Stanislaw Sankowski,

of 3453 N Whipple St., Chicago, IL 60618

, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to 2017 taxes and subsequent years.

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): 13-24-305-042-0000

Address(es) of Real Estate: 3453 N Whipple Street, Chicago, IL 60618

Dated this 30 day of May, 2018.

Marek Sikora

Marek Sikora

Stanislaw Sankowski

Stanislaw Sankowski

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STATE OF ILLINOIS, COUNTY OF

Cook

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Marek Sikora + Stanislaw Sankowski

personally known to me to be the same 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 30 day of May, 2018.

Angelika Kukula

(Notary Public)

Prepared by:

KS Law Group LLC
7153 W Belmont Ave
Chicago, IL 60634


Mail to:



Stanislaw Sankowski
3453 Whipple St.
Chicago, IL 60618

Name and Address of Taxpayer:

Stanislaw Sankowski
3453 Whipple St
Chicago IL 60618



REAL ESTATE TRANSFER TAX	04-Jan-2019
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *
13-24-305-042-0000 20181101629847 1-758-680-736	

REAL ESTATE TRANSFER TAX	04-Jan-2019
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
13-24-305-042-0000 20181101629847 0-647-423-648	

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

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EXHIBIT A

PARCEL 13 AS DEFINED IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CORNELIA COURT TOWNHOME ASSOCIATION AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40, NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERDIKE'S 3RD SUBDIVISION OF ELSTON AVENUE AS SHOWN ON PLAT RECORDED JULY 5, 1905 IN BOOK 90 OF PLATS AT PAGE 11, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING A LINE 33.0 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 5) THENCE SOUTH 00 DEGREES 43 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE OF NORTH WHIPPLE STREET 71.75 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00 DEGREES 43 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE 78.0 FEET THENCE NORTH 89 DEGREES 16 MINUTES 03 SECONDS EAST 54.19 FEET, THENCE NORTH 00 DEGREES 43 MINUTES 57 SECONDS WEST 18.0 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 03 SECONDS WEST 54.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO:

EASEMENTS FOR INGRESS AND EGRESS APPARENT TO AND FOR THE BENEFIT OF THE ABOVE PARCEL AS DEFINED AND SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR

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CORNELIA COURT TOWNHOME ASSOCIATION DATED JUNE 11, 2007 AND RECORDED JUNE 26, 2007 AS DOCUMENTS NUMBER 0717722064, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR RECORDED JUNE 26, 2007 AS DOCUMENT NO. 0717722064, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEEES THEIR HEIRS AND ASSIGNS AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALITY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

Address of Property: **3453 N WHIPPLE ST, CHICAGO, IL 60618**

Parcel ID Number: **13-24-305-042-0000**

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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: 12/14/2018

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:

By the said (Name of Grantor): Martin Kaczor

On this date of: 12/14/2018

NOTARY SIGNATURE: Angelika Kukula

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: 12/14/2018

SIGNATURE: _____
GRANTEE or AGENT

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

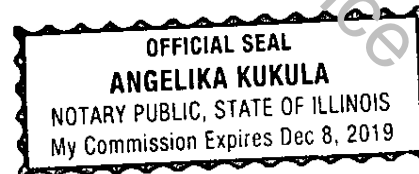
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Martin Kaczor

On this date of: 12/14/2018

NOTARY SIGNATURE: Angelika Kukula

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)**)