

# UNOFFICIAL COPY

Doc#: 1909549282 Fee: \$56.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/05/2019 01:34 PM Pg: 1 of 5

Dec ID 20190401636211  
ST/CO Stamp 1-632-812-448  
City Stamp 1-095-941-536

**QUITCLAIM DEED 1901542 IL/RTC**

**GRANTOR, MERCY CZARNECKI, a married woman, joined by her spouse, SCOTT CZARNECKI, whose address is 6324 W. Cornelia Ave., Chicago, IL 60634, and FLORENCIO LOBRIN, a married man, whose address is 1934 N. 77<sup>th</sup> Ave., Elmwood Park, IL 60707 (herein, "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, SCOTT CZARNECKI and MERCY CZARNECKI, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 6324 W. Cornelia Ave., Chicago, IL 60634, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:**

**SEE EXHIBIT A ATTACHED HERETO.**

**Property Address: 6324 W. Cornelia Ave., Chicago, IL 60634**

**Permanent Index Number: 13-20-304-024-0000**

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

**EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100**

To have and to hold said premises forever.

Dated this 25<sup>th</sup> day of March, 2019.

**MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
401 S. LASALLE ST. #1502  
CHICAGO, IL 60605**

**When recorded return to:  
SCOTT CZARNECKI  
MERCY CZARNECKI  
6324 W. CORNELIA AVE.  
CHICAGO, IL 60634**

**Send subsequent tax bills to:  
SCOTT CZARNECKI  
MERCY CZARNECKI  
6324 W. CORNELIA AVE.  
CHICAGO, IL 60634**

**This instrument prepared by:  
LEILA L. HALE, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511**

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GRANTOR

Mercy Czarnecki  
MERCY CZARNECKI

STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on March 25<sup>th</sup>, 2019, by MERCY CZARNECKI.

[Affix Notary Seal] Notary Signature: Matthew J. Medinger

Printed name: Matthew J. Medinger  
My commission expires: 11/18/2022



GRANTOR

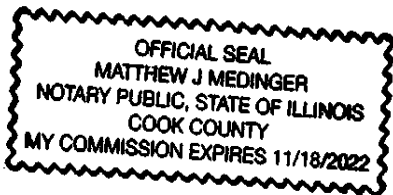
Scott Czarnecki  
SCOTT CZARNECKI

STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on March 27<sup>th</sup>, 2019, by SCOTT CZARNECKI.

[Affix Notary Seal] Notary Signature: Matthew J. Medinger

Printed name: Matthew J. Medinger  
My commission expires: 11/18/2022



Office

# UNOFFICIAL COPY

GRANTOR

*[Signature]*  
FLORENCIO LOBRIN

STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on March 25<sup>th</sup>, 2019, by FLORENCIO LOBRIN.

[Affix Notary Seal]

Notary Signature: *[Signature]*

Printed name: Matthew J. Medinger

My commission expires: 11/18/2022



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

*[Signature]*  
Signature of Buyer/Seller/Representative

3/25/19  
Date

Property of Cook County Clerk's Office

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## EXHIBIT A

[Legal Description]

THE EAST 30 FEET OF LOT 10 IN BLOCK 3 IN OLIVER L. WALSON'S ADDISON AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40. NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor Mercy Czarnecki.  
This property is not the homestead real property of grantor Florencio Lobrin.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties of the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute or re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

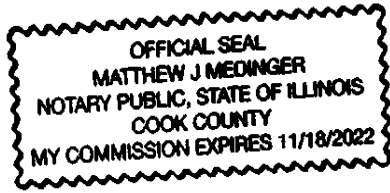
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## STATEMENT OF GRANTOR/GRANTEE

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 and hold title to real estate in Illinois, or 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.

Dated MARCH 25 2019 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Florencio Lobrin  
this 25<sup>th</sup> day of March, 2019  
Notary Public [Signature]



The grantee 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 and hold title to real estate in Illinois, or 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.

Dated March 25<sup>th</sup>, 2019 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Mercy Czarnecki  
this 25<sup>th</sup> day of March, 2019  
Notary Public [Signature]

