

UNOFFICIAL COPY

QUITCLAIM DEED

MAIL TO:

Regina Rathnau
53 W. Jackson Blvd. #557
Chicago, IL 60604

NAME & ADDRESS OF TAXPAYER:

Christopher B. Berezniak
4656 N. Campbell St., Unit 2
Chicago, Illinois 60625



Doc# 1915745094 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/06/2019 02:18 PM PG: 1 OF 4

THE GRANTOR, **CHRISTOPHER B. BEREZNIAK**, an unmarried man, in fee simple, of the City of Chicago, County of Cook and State of Illinois and GRANTEE, **CHRISTOPHER B. BEREZNIAK**, AS TRUSTEE OF THE **CHRISTOPHER B. BEREZNIAK TRUST DATED May 18, 2019**, in fee simple, make the following agreement:

WITNESSES: The Grantor in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee in fee simple the following:

SEE APPENDIX A FOR LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.


Parcel Number: 13-13-210-038-1008



Property Address: 4656 N. Campbell St., Unit 2
Chicago, Illinois 60625

IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunto set his hand and seal this 18th day of May, 2019 and accepted by the trustee.

CHRISTOPHER B. BEREZNIAK, Grantor and Trustee

S Y
P 4
S Y-1
M N
SC N
E N
INT RV

REAL ESTATE TRANSFER TAX	06-Jun-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	06-Jun-2019
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

13-13-210-038-1008 | 20190501677965 | 1-602-453-408

13-13-210-038-1008 | 20190501677965 | 0-173-113-248

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

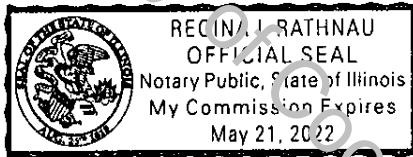
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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

SS

I, the undersigned, a Notary Public in and for said County, in said State, DO HEREBY CERTIFY that **CHRISTOPHER B. BEREZNIAK**, 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 he has signed, sealed and delivered the said instrument as his free and voluntary act as such successor trustee, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 18 day of May, 2019



Regina L. Rathnau

 NOTARY PUBLIC
 Commission expires: 5/21/22

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

5/18/19 *Regina L. Rathnau*
 Date _____
 Buyer, Seller, or Representative

This instrument was prepared by: Regina Rathnau
 The Law Office of Regina L. Rathnau LLC
 53 W. Jackson Blvd. Suite 557
 Chicago, IL 60604
 (312) 659-2953

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APPENDIX A - LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 4656-2 IN THE CAMPBELL COURTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 AND 2 IN BLOCK 5 IN THE NORTH WEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH WEST ELEVATED RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010529132; TOGETHER WITH ITS UNDIVDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-4656-2 ALL AS A LIMITED COMMON ELEMENT AS DELINEATED IN THE DECLARATION AFORESAID AS DOCUMENT 0010529132.


Parcel Number: 13-13-210-038-1008

**Property Address: 4656 N. Campbell St., Unit 2
Chicago, Illinois 60625**

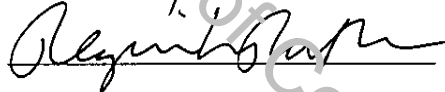
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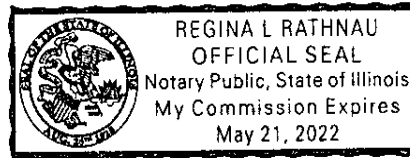
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or 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 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.

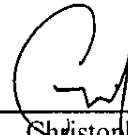
Dated: 5-18-19 Signature: 
Christopher B. Berezniak

Subscribed and sworn to before me by said Grantor this 18 day of May, 2019.

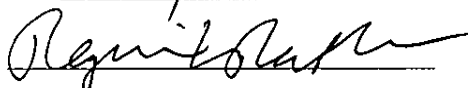
Notary Public 

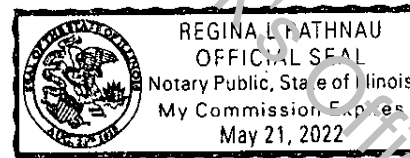


The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated: 5-18-19 Signature: 
Christopher B. Berezniak, Trustee

Subscribed and sworn to before me by said Grantee this 18 day of May, 2019.

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)