

# UNOFFICIAL COPY

Doc#: 2029339209 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/19/2020 02:46 PM Pg: 1 of 7

Dec ID 20200701629506

City Stamp 1-954-882-016

Commitment Number: 100520095  
Seller's Loan Number: 8200151497

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
National Link  
1000 Commerce Drive  
Suite 300  
Pittsburgh, PA 15275

Mail Tax Statements To: **WOJCIECH RZESZUT and Edyta Rzeszut: 2941 N MOODY  
AVE., CHICAGO, IL 60634**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
13-29-118-007-0000**

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## QUITCLAIM DEED



Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100



**WOJCIECH RZESZUT**, married, whose mailing address is **2941 N MOODY AVE., CHICAGO, IL 60634**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **WOJCIECH RZESZUT and Edyta Rzeszut**, a married couple, for their joint lives, with the remainder to the survivor of them, Joint Tenants with Right of Survivorship hereinafter grantees, whose tax mailing address is **2941 N MOODY AVE., CHICAGO, IL 60634**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**LOT 43 IN COLLINS AND GAUNTLETT'S DIVERSEY AVENUE SUBDIVISION IN**

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**THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Being the same property conveyed to **WOJCIECH RZESZUT**, by deed of David Nisenbaum and Elizabeth Nisenbaum, recorded **1319745042** in Cook County Records.

**Property Address is: 2941 N MOODY AVENUE, CHICAGO, IL 60634**

Prior instrument reference: **1319745042**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

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Executed by the undersigned on 8-10-, 2020:

  
WOJCIECH RZESZUT

STATE OF Illinois  
COUNTY OF Cook

The foregoing instrument was acknowledged before me on August 10, 2020 by **WOJCIECH RZESZUT**, who is personally known to me or has produced IL Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

  
Notary Public



EVELYN REYES  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Feb 28, 2021

Office of Cook County Clerk's Office

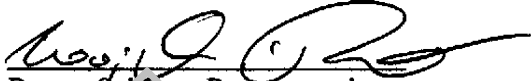
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**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 8-10-2020

  
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		13-Aug-2020
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

13-29-118-007-0000 | 20200701629506 | 1-954-882-016

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

Property of Cook County Clerk's Office

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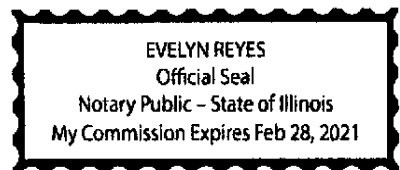
## STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 8-10, 2020

[Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said Wojciech Rzeszut  
this 10 day of August,  
2020.



NOTARY PUBLIC [Signature]

The Grantee or his 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 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.

Date 8-10, 2020

[Signature]  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said Wojciech Rzeszut  
This 10 day of August,  
2020.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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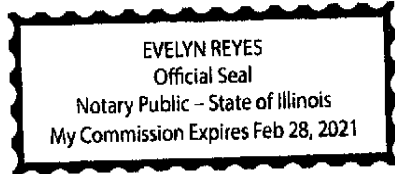
## STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 8-10, 2020

[Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said Wojciech Rzeszut  
this 10 day of August,  
2020.



NOTARY PUBLIC [Signature]

The Grantee or his 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 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.

Date 08-10, 2020

[Signature]  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said Edyta Rzeszut  
This 10 day of August,  
2020.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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PLAT ACT AFFIDAVIT

State of Pennsylvania

SS:

County of Alleghany

WOJCIECH RZESZUT AND EDYTA RZESZUT

James Quigley, being duly sworn on oath, states that James Quigley resides at 2941 N MOODY AVE, Chicago, IL 60634. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

James Quigley

Affiant further state that James Quigley makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature] James Quigley

SUBSCRIBED and SWORN to before me

this 3rd day of September, 2020.

[Signature]

