

# UNOFFICIAL COPY

Doc#: 2033538614 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/30/2020 04:20 PM Pg: 1 of 3

**PREPARED BY:**

CAROLE KROHN, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
415 BLUE SAGE CIRCLE  
STEAMBOAT SPRINGS, CO 80488

Dec ID 20200701646242

City Stamp 0-370-330-592

**RECORDATION REQUESTED BY:**

SOLIDIFI  
88 SILVA LANE  
MIDDLETOWN, RI 02842

FOR RECORDER'S USE ONLY

## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 1 day of August, 2020, by first party **CHRISTOPHER M. HUSZAR, WHO ACQUIRED TITLE AS A SINGLE MAN AND CHELSEA A. HUSZAR FORMERLY KNOWN AS CHELSEA A. TREMBLY, WHO ACQUIRED TITLE AS A SINGLE WOMAN, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON** to second party, **CHRISTOPHER M. HUSZAR AND CHELSEA A. HUSZAR, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY** of 622 ROCKWELL STREET UNIT 403, CHICAGO, IL 60612.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, CITY OF CHICAGO, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT NUMBER 403 IN THE SMITH PARK VILLAS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 13 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF GRAND AVENUE OF THE EAST 67 FEET OF BLOCK 6 (EXCEPT THE NORTH 33 FEET THEREOF) IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 2 TOWNSHIP 39 NORTH, RANGE 13, EAST, OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LOT 30 IN THE SUBDIVISION OF THAT PART OF BLOCK 6 OF WRIGHT AND WEBSTER'S SUBDIVISION AFORESAID LYING NORTHEASTERLY OF GRAND AVENUE (EXCEPT THE EAST 67 FEET OF SAID BLOCK 6), SECTION, TOWNSHIP AND RANGE AFORESAID, EXCEPT THAT PART LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE, BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 30, AFORESAID. THENCE NORTH 60 DEGREES 31 MINUTES WEST ALONG THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 4.98 FEET TO THE EASTERLY FACE OF A ONE STORY BRICK BUILDING; THENCE NORTH 27 DEGREES 44 MINUTES 47 SECONDS EAST ALONG THE EASTERLY FACE OF SAID ONE STORY BRICK BUILDING; A DISTANCE OF 81.56 FEET TO THE NORTHEAST CORNER OF SAID ONE STORY BRICK BUILDING THENCE NORTH 59 DEGREES MINUTES 42 SECONDS WEST ALONG SAID NORTH FACE OF SAID, ONE STORY BRICK BUILDING, A DISTANCE OF 38.94 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY FACE OF SAID ONE STORY BRICK BUILDING AND THE EAST FACE OF A TWO STORY BRICK BUILDING; THENCE NORTH 1 DEGREE 1 MINUTES 4 SECONDS EAST ALONG THE EAST FACE OF SAID TWO STORY BRICK BUILDING, A DISTANCE OF 21.06 FEET TO THE NORTHEAST CORNER OF SAID TWO STORY BRICK BUILDING; THENCE NORTHEASTERLY ALONG THE NORTH FACE OF SAID TWO STORY BRICK BUILDING 0.46 FEET, MORE OR LESS TO THE WEST LINE OF SAID LOT 13. SAID POINT BEING THE POINT OF TERMINATION OF SAID LINE, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0814445161; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY.

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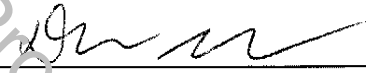
PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P8, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0814445161, IN COOK COUNTY, ILLINOIS

APN: 16-12-210-030-1013

PROPERTY ADDRESS: 622 ROCKWELL STREET UNIT #403, CHICAGO, IL 60612

**EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) D**

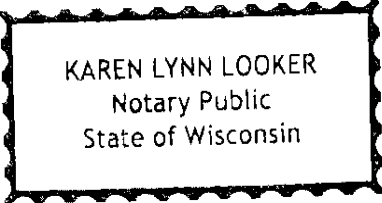
X  11/4/20  
(Signature of buyer, seller, or representative) (Date)

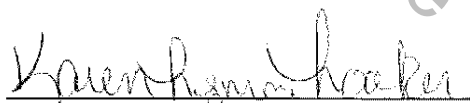
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

   
**CHRISTOPHER M. HUSZAR** **CHELSEA A. HUSZAR, F/K/A**  
**CHELSEA A. TREMBLY**


STATE OF WISCONSIN )  
COUNTY OF WINNEBAGO ) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **CHRISTOPHER M. HUSZAR AND CHELSEA A. HUSZAR, F/K/A CHELSEA A. TREMBLY** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, August 1, 2020.

(seal) 

  
Notary Public  
My Commission Expires: 11/24/2024

Send Tax Bills to:  
CHRISTOPHER M. HUSZAR & CHELSEA A. HUSZAR  
622 ROCKWELL STREET UNIT #403  
CHICAGO, IL 60612

REAL ESTATE TRANSFER TAX		09-Nov-2020
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

16-12-210-030-1013 | 20200701646242 | 0-370-330-592

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

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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: 11 | 14 | 2020

SIGNATURE: [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: Julia Surdel  
By the said (Name of Grantor): Christopher M Huszar

On this date of: 11 | 14 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

**Julia Surdel**  
Notary Public, State of Rhode Island  
My Commission Expires August 31, 2024

### 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: 11 | 14 | 2020

SIGNATURE: [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: Julia Surdel  
By the said (Name of Grantee): Christopher M Huszar

On this date of: 11 | 14 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

**Julia Surdel**  
Notary Public, State of Rhode Island  
My Commission Expires August 31, 2024

### 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))