

UNOFFICIAL COPY

**This Document Prepared By and
After Recording, Return To:**

SPIROS D. ALIKAKOS
Skoubis & Mantas, LLC
1300 W. Higgins Road
Suite 209
Park Ridge, Illinois 60068
(847) 696-0900

Doc#: 2102906036 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2021 09:33 AM Pg: 1 of 3

Dec ID 20210101603757

Mail Tax Statements To:

Joseph and Dorota Nowak
4663 N. Nagle Ave
Harwood Heights, IL 60706

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The Grantors, JOSEPH NOWAK and DOROTA NOWAK, husband and wife, whose mailing address is 4663 N. Nagle Ave, Harwood Heights, IL 60706; FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and quitclaim to: JOSEPH NOWAK, as Trustee of THE JOSEPH NOWAK LIVING TRUST, U/A dated December 16, 2020, as to an undivided one-half interest, and to DOROTA NOWAK, as Trustee of THE DOROTA NOWAK LIVING TRUST, U/A dated December 16, 2020, as to an undivided one-half interest, as Tenants-in-Common, the GRANTEES, whose mailing address is 4663 N. Nagle Ave, Harwood Heights, IL 60706; and to Grantees, successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

Lot 9 in Ridgemoor Manor, a subdivision of part of the West 15 acres of the Northwest 1/4, North of the Indian Boundary Line, of Section 17, Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat recorded February 6, 1948 as Document 14-248-141, in Cook County, Illinois.

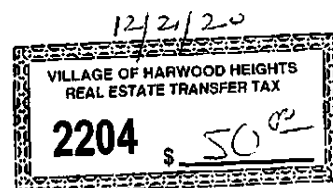
Permanent Index Number: 13-17-100-026-0000

Site Address: 4663 N. Nagle Ave, Harwood Heights, IL.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

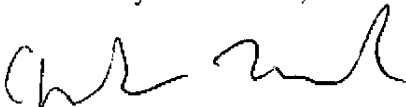
The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

[SIGNATURE PAGE TO FOLLOW]




UNOFFICIAL COPY

Dated this 16th day of December, 2020.




JOSEPH NOWAK



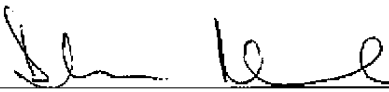
DOROTA NOWAK

The foregoing transfer of title/conveyance is hereby accepted by JOSEPH NOWAK, of 4663 N. Nagle Ave, Harwood Heights, IL 60706, as Trustee under the provisions of THE JOSEPH NOWAK LIVING TRUST, and

The foregoing transfer of title/conveyance is hereby accepted by DOROTA NOWAK, of 4663 N. Nagle Ave, Harwood Heights, IL 60706, as Trustee under the provisions of THE DOROTA NOWAK LIVING TRUST.



JOSEPH NOWAK,
 Trustee, as aforesaid

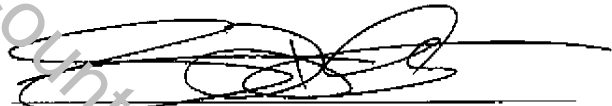


DOROTA NOWAK,
 Trustee, as aforesaid

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

The foregoing instrument was acknowledged before me on this December 16, 2020, by JOSEPH NOWAK and DOROTA NOWAK.






 NOTARY PUBLIC

My commission expires 2/19/21

“Exempt under Paragraph (e), Section 31-45; Illinois Real Estate Transfer Tax Act and Paragraph (5), Section 74-106 of the Cook County Ordinance”

December 16, 2020




 Buyer, Seller or Representative

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The GRANTORS (or the agent for the GRANTORS) affirm that, to the best of the knowledge of the undersigned, 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 this 16th day of December, 2020.



DOROTA NOWAK

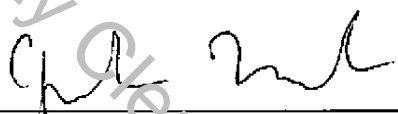
Subscribed and sworn to before me by the said Dorota Nowak, this 16th day of December, 2020.

Notary Public: 



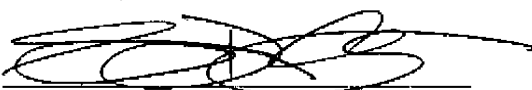
The GRANTEES (or the agent for the GRANTEE) affirm that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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 this 16th day of December, 2020.



JOSEPH NOWAK

Subscribed and sworn to before me by the said Joseph Nowak, this 16th day of December, 2020.

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.)