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QUIT CLAIM DEED JOINT TENANCY



Doc# 2103940037 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/08/2021 12:48 PM PG: 1 OF 4

(The above space for Recorder's Use only)

THE GRANTOR, **TADEUSZ KOZIARA, a single man**, of the Village of Elmwood Park, County of Cook, State of Illinois, for the consideration of the sum of **TEN (\$10.00) DOLLARS** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS AND QUIT CLAIMS** to **TADEUSZ KOZIARA, a single man, and ANNA DIEPRZ, a married woman**, of the Village of Elmwood Park, County of Cook, State of Illinois, not in Tenancy in Common, but in **JOINT TENANCY**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE NORTH 50 FEET OF LOT 51 IN MONT CLARE HOME ADDITION IN THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **12-25-328-016-0000**


Address of Real Estate: **2429 N. 78TH Court, Elmwood Park, Illinois 60707**

hereby, releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and **TO HAVE AND TO HOLD** said premises not in Tenancy in Common, but in **JOINT TENANCY**, forever.

Dated this 27th day of January, 2021.



TADEUSZ KOZIARA, Grantor


Village of Elmwood Park
TRANSFER STAMP
JB **EXEMPT 01-21**

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a **NOTARY PUBLIC** in and for the State of Illinois, County of Cook, DO HEREBY CERTIFY that **TADEUSZ KOZIARA, a single man**, personally known to me to the same person(s) whose name(s) is/are subscribed to the foregoing Deed, 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, including the release and waiver of the right of homestead.



Given under my hand and official seal as Notary Public this 27th day of January, 2021.

Agnes Pogorzelski

NOTARY PUBLIC

Name and Address of Preparer:
Agnes Pogorzelski/vm
Agnes Pogorzelski & Associates, P.C.
7443 W. Irving Park Road, Suite 1W
Chicago, Illinois 60634

Exempt under provisions of Illinois Compiled Statutes, Chapter 35, Paragraph 200/31-45, Section (e).

Date: 1/27/2021

Tadeusz Koziara

Signature of Buyer, Seller or Representative

MAIL TO:
Law Offices of
Agnes Pogorzelski & Associates, P.C.
7443 W. Irving Park Road, Suite 1W
Chicago, Illinois 60634

SEND SUBSEQUENT TAX BILLS TO:
Tadeusz Koziara
2429 N. 78th Court
Elmwood Park, Illinois 60707

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State of Illinois)
) SS
 County of Cook)

STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR(S), or his/her/their agent affirms that, to the best of his/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 or authorized to do business or acquire and hold title to real estate in Illinois, 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.

1/27/2021
 Date

Todena Kouzova
 Grantor or Agent

Subscribed and Sworn to before me
 this 27th day of January, 2021.



Agnes Pogorzelski
 Notary Public

THE GRANTEE(S), or his/her/their 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 or authorized to do business or acquire and hold title to real estate in Illinois, 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.

1/27/2021
 Date

Todena Kouzova
 Grantee or Agent

1/27/2021
 Date

Todena Kouzova
 Grantee or Agent

Subscribed and Sworn to before me
 this 27th day of January, 2021.



Agnes Pogorzelski
 Notary Public

NOTE: Any person who knowingly submits 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 Section 4 of the Real Estate Transfer Tax Act.)

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12-25-328-016-0000

| 20210201631372

| 1-400-132-624

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

Property of Cook County Clerk's Office