

UNOFFICIAL COPY

**QUITCLAIM DEED
RETURN TO:**

Linda Stulac

6801 N. Milwaukee Ave
Unit 206
Niles, IL 60714

Doc#: 2104706318 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/16/2021 02:23 PM Pg: 1 of 4

Dec ID 20201001624210
ST/CO Stamp 0-679-708-688

SEND SUBSEQUENT TAX BILLS TO:

Linda Stulac

6801 N. Milwaukee Ave
Unit 206
Niles, IL 60714

THE GRANTOR, ROBERT STULAC, divorced and not since remarried, of the County of Cook, and State of Illinois, in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Conveys and Quitsclaims TO:

LINDA STULAC, divorced and not since remarried of ^{Niles} Chicago, Illinois, 6801 N. Milwaukee Ave, Unit 206, Niles, Illinois 60714

Parcel 1:

Unit 206 in Eagle Point of Niles Condominium I, as delineated on the survey of part of Lot 2 in Przybylo's Eagle Point Resubdivision, being a subdivision of part of the East fractional half of Section 31, Township 41 North, Range 13, East of the Third Principal Meridian;

Which survey is attached as Exhibit "A" to the Declaration recorded June 27, 2002 as Document 0020716441, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to use of indoor parking space P-28 and indoor storage space S-28, as limited common elements, as delineated on the survey attached to the Declaration aforesaid recorded June 27, 2002 as Document 0020716441.

Parcel 3:

Easement for ingress and egress as described in Declaration of Easements, Covenants and Restrictions relating to Eagle Point Condominiums master association recorded June 27, 2002 as Document 0020716440 from time to time.

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Quitclaim Deed
Page 2

Common Address: 6801 N. Milwaukee Avenue, #206, Niles, IL 60714
Permanent Index No. 10 31 213 067 1008

Subject to: Covenants, conditions and restrictions of record; General taxes for 2020 and subsequent years.

Dated this 8th day of October, 2020.



ROBERT STULAC

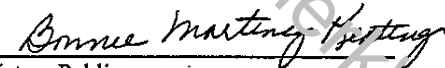
STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO
HEREBY CERTIFY that

ROBERT STULAC, DIVORCED AND NOT SINCE REMARRIED

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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and notarial seal, this 8th day of October, 2020



Notary Public




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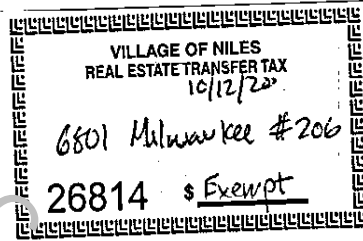
Prepared by:

Bonnie M. Keating
Attorney at Law
6230 N. Leona Avenue
Chicago, IL 60646

Statement of Exemption

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under paragraph "e", Section 4 of said Act.

 Date: 10-8- 2020
Grantor/Grantor's Agent or
Grantee/Grantee's Agent



Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 10 | 8 | 2020

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

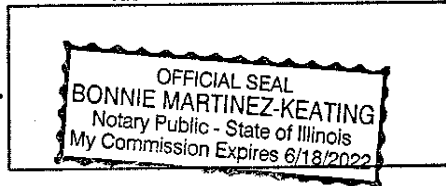
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Robert Stulac

On this date of: 10 | 8 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 title to real estate under the laws of the State of Illinois.

DATED: Oct | 12 | 20

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:

By the said (Name of Grantee): Linda Stulac

On this date of: Oct | 12 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

revised on 10.6.2018