

QUIT CLAIM DEED
Statutory (Illinois)
(Individual to Individual)

UNOFFICIAL COPY



Doc# 2104947016 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 02/18/2021 10:50 AM PG: 1 OF 4

THE GRANTORS(S)

Judith A. Herman n/k/a Judith A.
Kowalkowski, a married person

of the Village of Elmwood Park _____ of County of Cook _____ State of Illinois _____ for the
consideration of Ten and 00/100 DOLLARS, and other good and valuable
considerations _____ in hand paid, CONVEY(S) _____ and QUIT CLAIM(S)

TO: Arthur M. Kowalkowski and Judith a Kowalkowski co-trustees of the Kowalkowski Family Trust dated
January 22, 2021

all interest in the following described Real Estate, the real estate situated in Cook County, Illinois,
commonly known as 2014 N. 75th Ave., Elmwood Park IL 60707, (st, address) legally described as:

see attached legal description

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 12-36-225-031-0000

Address(es) of Real Estate: 2014 N. 75th Ave., Elmwood Park, IL 60707

DATED this: 22nd day of January, 2021

Judith A. Kowalkowski (SEAL) _____ (SEAL)
Judith A. Kowalkowski

_____ (SEAL) _____ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY that

Judith A. Kowalkowski A MARRIED PERSON

SEAL personally known to me to be the same person _____ whose name _____ subscribed to the
foregoing instrument, appeared before me this day in person, and acknowledge that s_h_e
signed, sealed and delivered the said instruments as her free and voluntary act, for the
uses and purposes therein set forth, including the release and waiver of the right of homestead.



Village of Elmwood Park
Real Estate Transfer Stamp

25-21
EXEMPT

OS

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REAL ESTATE TRANSFER TAX

18-Feb-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

12-36-225-031-0000

20210201629450 | 0-989-416-464

EXEMPT UNDER PROVISIONS
OF PARAGRAPH
SECTION 4

2-1-21
Date [Signature]
Buyer/Seller or Rep

Notary Public of Cook County
Notary's Office

Given under my hand and official seal, this 22 day of JANUARY 2021

Commission expires 1-25-25 2025

Notary Public

This instrument prepared by: Maggio & Tartaglia 7819 West Lawrence Avenue, Norridge, Illinois 60706

THOMAS J. TARTAGLIA

Mail (Name)
To: 7819 WEST LAWRENCE AVENUE
(Address)

60707
NORRIDGE, IL 60706
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Kowalkowski Family Trust

2014 N. 75th Ave., Elmwood Park, IL



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The South 40 feet of the North 48 feet (except the West 8 feet thereof dedicated for alley) of Lot 4 in Block 3 in Hills and Sons Green Fields Subdivision of the East 1/2 of the South East 1/4 and of the South 1/2 of the North West 1/4 of the South East 1/4 and the South 1/2 of the South West 1/4 of the North East 1/4 and the South 1/2 of the South East 1/4 of the North West 1/4 of Section 36, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Proprietary 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: 2 / 1 / 20 21

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): As the Kowalkowski

On this date of: 2 / 1 / 2021

AFFIX NOTARY STAMP BELOW
EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4
Date: _____
Buyer/Seller or Rep

NOTARY SIGNATURE:
Thomas J. Tartaglia
Notary Public State of Illinois
My Commission Expires 01/25/2025

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: 2 / 1 / 20 21

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): Kowalkowski Family Trust 1-22-2021

On this date of: 2 / 1 / 2021

AFFIX NOTARY STAMP BELOW

NOTARY SIGNATURE: [Signature]

Official Seal
Thomas J. Tartaglia
Notary Public State of Illinois
My Commission Expires 01/25/2025

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)**)