QUIT CLAIM DEED

THE GRANTORS, **DONALD LINK** and **KAROL KADECHKA**, each in his or her own right and as spouses, of Chicago, Cook County, Illinois, for and in consideration of One Dollar and Other Valuable Consideration in hand paid, convey and quitclaim to DONALD LINK and KAROL KADECHKA, Trustees of the Donald Link Living Trust created on June 20, 2019, and all and every

Doc#. 2109518232 Fee: \$98.00 Karen A. Yarbrough Cook County Clerk

Date: 04/05/2021 12:46 PM Pg: 1 of 5

Dec ID 20210301666547 ST/CO Stamp 2-131-389-456 City Stamp 0-017-642-000

Successor Trustees; and KAROL KADECHKA and DONALD LINK, as Trustees of the Karol Kadechka Living Trust created on June 20, 2019, and all and every Successor Trustee or Trustees, as tenants by the entirety in the following described real estate, to-wit:

Legal Description:

LOT 5 IN CRAM'S SUBDICISIC N OF LOTS 1 AND 2 IN BLOCK 2 IN SUPERIOR COURT COMMISSIONER'S PARTITION BLOCKS 2,4, AND 7 AND THE WEST 1/3 OF BLOCK 3 AND THE SOUTH ½ OF BLOCK 8 COCHRAN'S AND OTHERS SUBDIVISION OF THE WEST ½ OF THE SOUTHEST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERID. AN. IN COOK COUNTY, ILLINOIS

PIN:

17-06-401-006-0000

1911 W. Division, Chicago, L. 60622

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds, leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (1) that at the time of the delivery thereof the Trust Agreement was in full force and effect; (2) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said Trust Agreement or in some amendment thereof and binding on all

beneficiaries thereunder; (3) that said Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (4) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

EXEMPT, UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE FRANSFER TAX LAW, 35 ILCS 200/31-45(e).
Buyor/Seller Representative
Say growing representative
Dated January 3 h , 2021
total Esta and som
DONALD LINK KAROL KADECHKA
TRUSTEE ACKNOWLEDGMENT:
As Trustee of the DONALD LINK L (VING TRUST, dated June 20, 2019, I hereby acknowledge
this transfer.
town of the second
Dated: //26/2021 DONALD LINK, as Trustee
As Trustee of the KAROL KADECHKA LIVING TKUST, dated June 20, 2019, I hereby acknowledge this transfer.
acknowledge this transfer.
Dated: 1/26/2021 SANDLIMM
KAROL KADECHKA, as Trustee
This transaction is exempt under the provisions of Paragraph E, Section 4 of the Real Estate
Transfer Tax Act.
Date: 1-26-21 At 1250 Att.
Date: 1- CV C1
STATE OF ILLINOIS)
COUNTY OF COOK)
1

do hereby certify that <u>DONALD LINK</u> and <u>KAROL KADECHKA</u>, as spouses and each in his or her own right, personally known to me to be the persons whose names are subscribed to the foregoing instrument,

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UNOFFICIAL COPY

appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and for the uses and purposes therein set forth, including right of homestead. Given under my hand and Notarial Seal, this 16 day of 3AN OFFICIAL SEAL ANTHONY ANDERSON Notary Public NOTARY PUBLIC - STATE OF ILLINOIS Send Future Tax Bills to This instrument was prepared by: Donald Link Jessica M. W. Heston 1580 N. Northwest Hwy, Suite 120 Karol Kadechka

1911 W. Division

Chicago, IL 60622

After recording, mail to: Jessica M. Wojtowicz, P.C., 1580 N. Northwest Hwy., Suite 120, Park Ridge, IL 60068

Park Ridge, II 69068

Exampt under provisions of Paragraph E

Real Estate Transfer Tax Act

Buyer, Scile or Representative OFFICA

STATEMENT BY GRANTOR AND GRANTEE

THE GRANTORS, DONALD LINK and KAROL KADECHKA, or their Agent, affirm that, to the best of their 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 authorized to 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: 20

_, 2021

Signature:

ngnature.

Subscribed and Sworn to before me by the said

this 26 day of

. 2021

Notary Rublic

OFFICIAL SEAL
ANTHONY ANDERSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/11/22

THE GRANTEES, DONALD LINK and KAROL KADECHKA, as TRUSTEES, or their Agent, affirm(s) and verifie(s) that the name of the Grantee shown or 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 and hold utle to real estate under the laws of the State of Illinois.

Dated:

2021

Signature:

Subscribed and Sworn to before me by the said

this 21. Nov of

. 2021

Notary Public

OFFICIAL SEAL
ANTHONY ANDERSON
NOTARY PUBLIC - STATE OF ILLINOIS
NOY COMMISSION EXPIRES:12/11/22

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).

