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After Recording Return to:

First American Title Company
Attn: Recording Team
4795 Regent Blvd.
Irving, TX 75063



Doc# 2123722003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2021 10:09 AM PG: 1 OF 4

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No. 6280331

Mail Tax Statements To:

Malgorzata K. Gancarz
3648 N. Paris Ave.
Chicago, IL 60634

Tax Parcel ID Number:

12-23-228-017-0000

Order Number:

1112003LV-D

QUIT CLAIM DEED

Tax Exempt under provision of Paragraph E Section 21-45 Property Tax Code, having a consideration less than \$100.00.

By: , date 10 July 2020
LUKASZ GANCARZ

Dated this 10 day of July, 2020, 2020. WITNESSETH, that **LUKASZ GANCARZ, a married man who acquired title as a single man**, whose address is 3648 N. Paris Ave., Chicago, IL 60634, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto **MALGORZATA K. GANCARZ AND LUKASZ GANCARZ, wife and husband, not as tenants in common but as joint tenants**, whose address is 3648 N. Paris Ave., Chicago, IL 60634, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 3648 N. Paris Ave., Chicago, IL 60634, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

In all references herein to any parties, persons, entities or corporations, the use of any particular

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gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

Grantor:

LUKASZ GANCARZ

STATE OF Illinois)
)
COUNTY OF Cook) ss.

I, Joseph L. Johnson, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **LUKASZ GANCARZ**, whose identity was proven through identification to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 official seal this 10 day of July 2020.



Notary Public
My commission expires: MAR. 20, 2021

REAL ESTATE TRANSFER TAX		25-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		25-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

12-23-228-017-0000 | 20210801631536 | 0-714-307-344
* Total does not include any applicable penalty or interest due.

12-23-228-017-0000 | 20210801631536 | 1-113-722-640

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EXHIBIT A LEGAL DESCRIPTION

The Land referred to herein below is situated in the City of Chicago, County of Cook, State of Illinois, and is described as follows:

LOT 3 IN BLOCK 4 IN GAUNTLETT'S LA FRAMBOISE PARK BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF FRACTIONAL SECTION 23, NORTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 12-23-228-017-0000

COMMONLY KNOWN AS 3648 N. PARIS AVE., CHICAGO, IL 60634

Property of Cook County Clerk's Office

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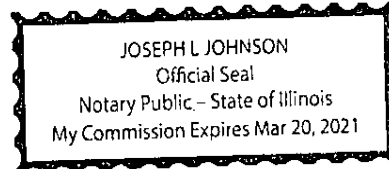
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his 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 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 July 10, 20 20

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said LUKASZ GANCARZ
This 10, day of July, 20 20
Notary Public [Signature]

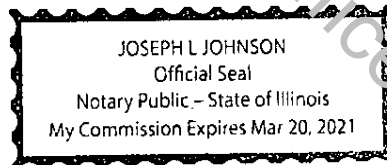


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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.

Date July 10, 20 20

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said MALGORZATA K. GANCARZ
This 10, day of July, 20 20
Notary Public [Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)