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# UNOFFICIAL COPY

Doc#: 2124246160 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/30/2021 10:51 AM Pg: 1 of 3

Dec ID 20210801653885

**MAIL TAX BILL TO:**  
TCF National Bank  
800 Burr Ridge Parkway  
Burr Ridge, IL 60527

**MAIL RECORDED DEED TO:**  
Sandra L. Makowka  
Cohen Dovitz Makowka, LLC  
10729 W. 159<sup>th</sup> St.  
Orland Park, IL 60467

**PREPARED BY:**  
Cohen Dovitz Makowka, LLC  
10729 W. 159<sup>th</sup> Street  
Orland Park, IL 60467  
(708) 460-7711

## WARRANTY DEED

THE GRANTOR, **Gabriel Szakacs**, a single man, of the City of Des Plaines, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, in hand paid, CONVEYS and WARRANTS to TCF National Bank, a Federal Banking corporation created and existing under and by virtue of the Laws of the United States of America, having its principal office at the following address, 800 Burr Ridge Parkway, Burr Ridge, Illinois 60527, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

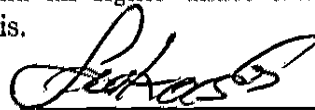
THE NORTH 1/2 OF THE WEST 90 FEET OF THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF LOT 5 IN FREDRICH MEINSHAUSEN'S DIVISION OF LAND IN SECTIONS 15 AND 16, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 270 FEET OF SAID EAST 1/2 OF THE WEST 1/2 OF LOT 5 (EXCEPT THE NORTH 40 FEET AND THE WEST 10 FEET DEDICATED FOR ROAD OR STREET PURPOSES) IN COOK COUNTY, ILLINOIS.

Commonly known as: 411 Edward Court, Des Plaines, IL 60016  
Permanent Index No.: 09-15-300-021-0000

Subject to: Covenants, conditions and restrictions of record, taxes not yet due and payable.

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

Dated: MARCH 30<sup>th</sup> 2021



Gabriel Szakacs

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

S. Brown 3/30/2021  
City of Des Plaines

# UNOFFICIAL COPY

STATE OF IL )  
COUNTY OF COOK ) ss.

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gabriel Szakacs, 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.

GIVEN under my hand and official seal, this 30<sup>th</sup> day of March, 2021.



Arpitaben P Patel  
Notary Public

My Commission Expires: 08/01/2022

EXEMPT UNDER PROVISIONS OF PARAGRAPH (I) SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATED: 4-2-2021

[Signature]  
BUYER, SELLER OR REPRESENTATIVE

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantors affirm that, to the best of each grantor's knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 MARCH 30<sup>th</sup> 2021

Signature:

*Gabriel Szakacs*  
Gabriel Szakacs



Subscribed and sworn to before me this 30<sup>th</sup>  
day of March, 2021

*Arpitaben R Patel*  
Notary Public

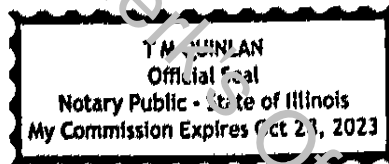
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The Grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or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

Dated 4-2, 2021

Signature:

*[Signature]*  
Grantee or Its Agent



Subscribed and sworn to before me this \_\_\_\_\_  
day of 4-2, 2021.

*T.M. Quinlan*  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)