

UNOFFICIAL COPY

Doc#: 2125612043 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/13/2021 07:59 AM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

Dec ID 20210801633965
ST/CO Stamp 2-039-127-824

FIRST AMERICAN TITLE

FILE # AF 1014054

1052

Preparer File: Glenkirk
FATIC No.: AF1014054

THE GRANTOR, Glenkirk, an Illinois not for profit corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the state of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Janusz Bakalarek, of the City of Mount Prospect, of the County of Cook, State of IL, taking title as individual, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

unmarried man

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and road and highways; General taxes for the year ~~2020~~^{2nd} installment and 2021 and all subsequent years.

Permanent Real Estate Index Number(s): 03-35-309-034-0000

Address(es) of Real Estate: 1201 E Ardyce Lane
Mount Prospect, Illinois 60056

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, and attested by its this:

2nd day of September, 20 21

Glenkirk

By: Kim Berenberg

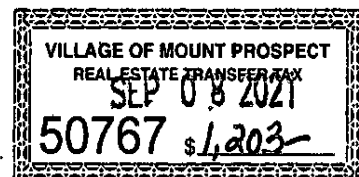
Kim Berenberg

Attest: _____

Exempt under provision of
Paragraph 8, Section 31-45
Property Tax Code.

9-10-21
Date

[Signature]
Buyer, Seller or Representative



First American
Title Insurance Company

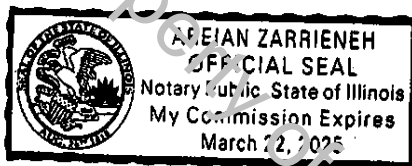
Warranty Deed - Corporation

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that , personally known to me to be the of the Glenkirk, an Illinois not-for-profit corporation and Kim Berenberg, personally known to me to be the of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 2nd day of September, 2021.



[Signature]
Notary Public

Prepared by:
Nozari Legal, LLC
701 Main Street, Suite 202
Evanston, IL 60202

Mail to: Aliga Sroka
7742 W. Higgins Rd # 1002
Chicago IL 60631

Name and Address of Taxpayer: /Grantee's Address

Janusz Batalarek
702 N. Maple Street
Prospect Hts IL 60070



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Exhibit "A" – Legal Description

LOT 23 IN WESTGATE GARDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 27, 1976, AS DOCUMENT NUMBER 2884063.

Property of Cook County Clerk's Office



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: _____, 20

SIGNATURE: *A. Hambl*
GRANTOR or AGENT

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

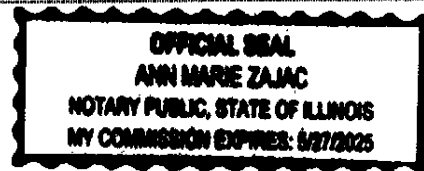
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): *Grant*

On this date of: 9 | 10 | 2021

NOTARY SIGNATURE: *Ann Marie Zajac*

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

DATED: _____, 20

SIGNATURE: *A. Hambl*
GRANTEE or AGENT

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

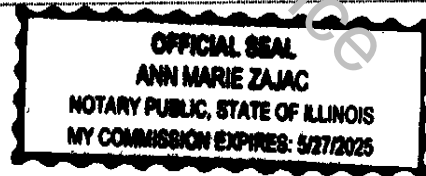
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): *Grant*

On this date of: 9 | 10 | 2021

NOTARY SIGNATURE: *Ann Marie Zajac*

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

rev. on 10.17.2016