

# UNOFFICIAL COPY



**Prepared By:**  
Dalia Radecki

Doc# 2200322009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/03/2022 10:45 AM PG: 1 OF 4

**After Recording Return To:**  
CHRISTIAN NICHOLAS KADAN  
6837 SOUTH KOMENSKY AVENUE  
CHICAGO, Illinois 60629

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On 09-14-2020 THE GRANTOR(S).

- Dalia Radecki, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Dalia Radecki, a single person, residing at 1623 W 16TH ST, CHICAGO, COOK County, Illinois 60608
- Kristina Radecki, a single person, residing at 6837 S Komensky Avenue, Chicago, Cook County, Illinois 60629

as joint tenants with rights of survivorship, the following described real estate, situated in 6837 SOUTH KOMENSKY AVENUE, CHICAGO, in the County of COOK, State of Illinois

Legal Description:

LOT THIRTY TWO (32) IN BLOCK ONE (1) IN VINCENT GUARNO'S MARQUETTE PARK ADDITION, A SUBDIVISION OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.


Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Tax Parcel Number: 19-22-415-013-0000

Mail Tax Statements To:  
CHRISTIAN NICHOLAS KADAN  
6837 SOUTH KOMENSKY AVENUE  
CHICAGO, Illinois 60629



*Exempt Under Provisions of  
Paragraph E 35 ILCS 200/31-45,  
Property Tax Code  
September 14, 2020 *Christina K*  
Date Buyer, Seller or Representative*

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		03-Jan-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

19-22-415-013-0000 | 20220101687968 | 1-264-649-872

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		03-Jan-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-22-415-013-0000 | 20220101687968 | 1-958-872-720

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**Grantor Signatures:**

DATED: September 14<sup>th</sup>, 2020

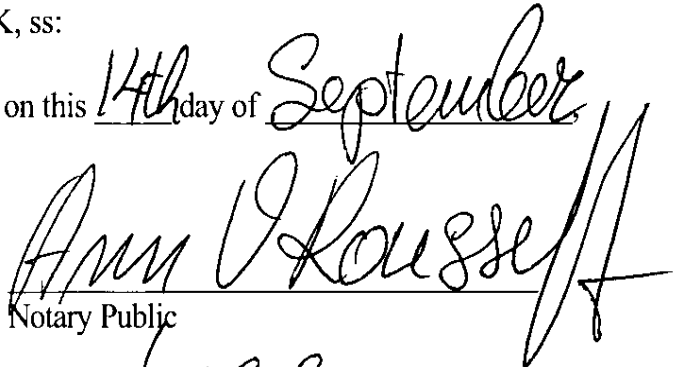
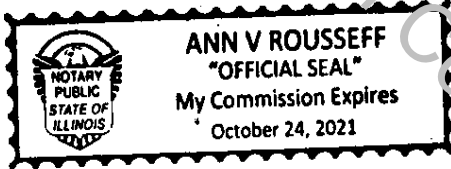
Christian Kadan, Power of Attorney for Dalia Radecki, principal.

Dalia Radecki  
1623 W 16TH ST APT 1  
CHICAGO, Illinois, 60608



STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 14<sup>th</sup> day of September 2020 by Dalia Radecki



Notary Public

notary  
Title (and Rank)

My commission expires 10-24-2021

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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: 9 | 14 | 2020

SIGNATURE: Christian Kadun, Power of Attorney For Dalia Radecki  
Principal, Chustak  
GRANTOR or AGENT

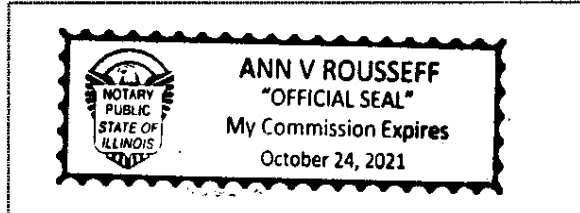
### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Christian Kadun  
as Power of Attorney for Dalia Radecki  
On this date of: 09 | 14 | 2020

NOTARY SIGNATURE: Ann V Rousseff

Ann V Rousseff  
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: 9 | 14 | 2020

SIGNATURE: Christian Kadun, Power of Attorney For Dalia Radecki  
Principal, Chustak  
GRANTEE or AGENT

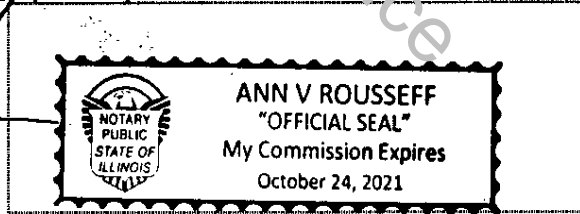
### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature

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

By the said (Name of Grantee): Dalia Radecki, Kristina Radecki  
On this date of: 09 | 14 | 2020

NOTARY SIGNATURE: Ann V Rousseff

Ann V Rousseff  
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)**)