

UNOFFICIAL COPY

Doc#: 2204107255 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/10/2022 12:40 PM Pg: 1 of 3

Quit Claim Deed

ILLINOIS STATUTORY

Dec ID 20220201621673
ST/CO Stamp 1-985-900-944
City Stamp 0-563-310-992

MAIL TO:

Bogdan Foltyn
5357 N. East River Rd.
Apt. 502
Chicago, IL 60656

NAME & ADDRESS OF TAXPAYER:

Bogdan Foltyn
5357 N. East River Rd.
Apt. 502
Chicago, IL 60656

THE GRANTOR HELENA FOLTYN, a divorced and not since married, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND QUIT CLAIMS TO:

Zbigniew Foltyn and Bogdan Foltyn and Beata Malek and Anna Foltyn, of the City of Chicago, County of Cook, State of Illinois, not as tenants in common but as joint tenants, all interest in the following described real State of Illinois, to wit:

PARCEL 1: UNIT 502 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WHISPERING GLEN CONDOMINIUM BUILDING NO. 2, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96429941, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: DRIVEWAY EASEMENT FOR INGRESS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN DECLARATION RECORDED AS DOCUMENT NUMBER 96252026, AND AS CREATED BY DEED RECORDED AS DOCUMENT NUMBER 96869099, OVER THE PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND THAT PART OF LOTS 1 AND 2 IN BLACKHAWK SUBDIVISION, BEING A STRIP OF LAND 24 FEET IN WIDTH, THE CENTER LINE BEING DESCRIBED AS: BEGINNING AT THE POINT ON THE WEST LINE OF LOT 1, 101.75 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE EAST TO A POINT ON THE EAST LINE OF LOT 2, 101.75 FEET NORTH OF THE SOUTHWEST CORNER, SAID BLACKHAWK SUBDIVISION BEING THE NORTH 330 FEET OF THE WEST 718 FEET (EXCEPT THE WEST 272.25 FEET OF THE NORTH 80 FEET THEREOF) OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF SAID DRIVEWAY FALLING WITHIN PARCEL 1.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,

Permanent Index Number: 12-11-102-115-1013

Property Address: 5357 North East River Rd., Unit 502, Chicago, IL 60656

Dated this 27th day of JANUARY 2022

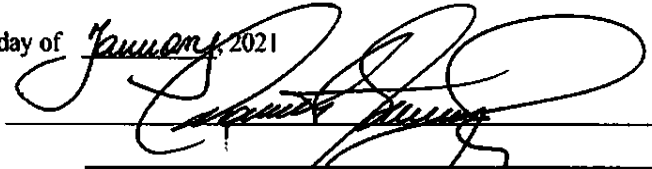
Helena Foltyn
Helena Foltyn

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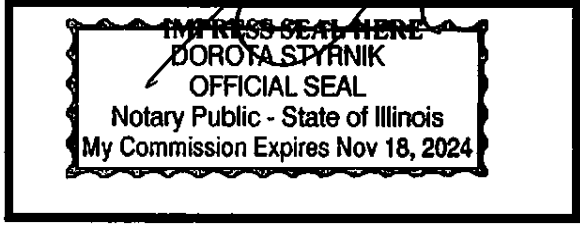
STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Helena Foltyn personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 and notarial seal this 27 day of January, 2021



Notary Public
My commission expires on 11/18/24



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
Sebastian Kos Law
119 S. Vine Street
Hinsdale, IL 60521

EXEMPT UNDER PROVISIONS OF PARAGRAPH
5 SECTION 31-45, PROPERTY TAX CODE.
DATE: 01/27/2022
Sebastian Kos
Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5072)

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §65 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: 01 | 27 | 2022

SIGNATURE X Helena Foltyn
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): HELENA FOLTYN

On this date of: 01 | 27 | 2022

NOTARY SIGNATURE: [Signature]

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: 01 | 27 | 2022

SIGNATURE [Signature]
GRANTOR or AGENT

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

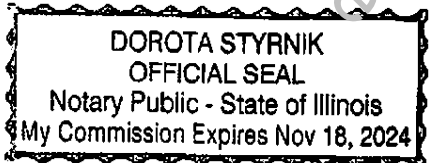
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): HELENA FOLTYN

On this date of: 01 | 27 | 2022

NOTARY SIGNATURE: [Signature]

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)