

UNOFFICIAL COPY

QUIT CLAIM DEED



Doc# 2206015032 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/01/2022 03:31 PM PG: 1 OF 4

THE GRANTOR:

Janusz Buda, married to Aneta Buda, of the Village of Roselle, DuPage County, State of Illinois, for the consideration of (\$10.00) TEN DOLLARS, and other good and valuable consideration in hand paid, at or before delivery of this document, receipt of which is hereby acknowledged, does grant, bargain, sell, convey, remise release and forever Quit Claims unto said **GRANTEE**:

NUSTAR PROPERTIES LLC, a Limited Liability Company, created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address: 330 Stonehurst Ln., Roselle, IL 60172.

All the right, title, interest claim or demand which the Grantor may have had in and to the following described real estate in the County of Cook, State of Illinois, to wit:

Legal Description Enclosed

Permanent Real Estate Index Number(s): 12-26-201-078-1012

Address of Real Estate:
8250 W. O'Connor Dr., Unit 2SW
River Grove, IL 60171



No 2133
CK 2/28/22
Approved

Dated this 14th of February, 2022.

THIS IS NOT HOMESTEAD PROPERTY.

x Janusz Buda (SEAL)
Janusz Buda

REAL ESTATE TRANSFER TAX

01-Mar-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

12-26-201-078-1012

| 20220201624341 | 0-641-828-240

UNOFFICIAL COPY

State of Illinois, County of Cook, I, the undersigned, a Notary Public
 In and for said County, in the State aforesaid, DO HEREBY CERTIFY that
Janusz Buda is 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.

14th of February, 2022.



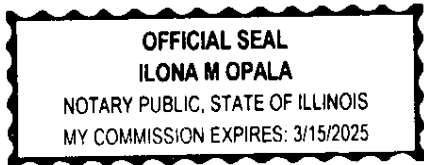
Commission expires March 15, 2025

Ilona M. Opala
 NOTARY PUBLIC

This instrument was prepared by:

Alicja M. Sroka & Associates, P.C.
Alicja M. Sroka, Esq.
 7742 W. Higgins Rd. # 102C Chicago, IL 60631

MAIL AND SEND SUBSEQUENT TAX BILLS TO:
 NUSTAR PROPERTIES LLC
 330 Stonehurst Ln.
 Roselle, IL 60172



EXEMPT UNDER PROVISIONS OF PARAGRAPH
 E SECTION 31 - 45,
 REAL ESTATE TRANSFER TAX LAW
 DATE: 2/14/2022

Janusz Buda
 Signature of Buyer, Seller or Representative

Ilona M. Opala
 Notary Public

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 2SW TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 8250 WEST O'CONNOR DRIVE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 98924924, IN THE NORTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): **12-26-201-078-1012**

Address of Real Estate: **8250 W. O'Connor Dr., Unit 2SW**
River Grove, IL 60171

Property of Cook County Clerk's Office

UNOFFICIAL COPY

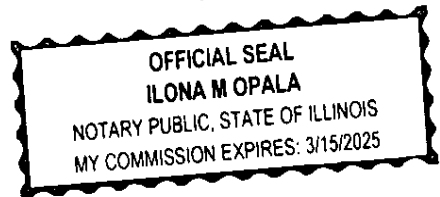
STATEMENT BY GRANTOR AND GRANTEE

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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date February 14, 2022

Signature: [Signature]
Grantor or Agent

Signature: _____
Grantor or Agent



Subscribed and sworn to before me by the said **Janusz Buda**

this 14th day of February, 2022

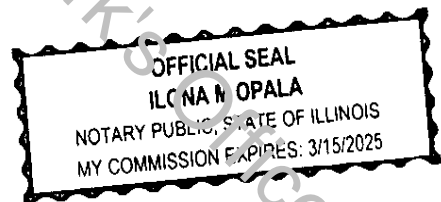
Notary Public [Signature]

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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date February 14, 2022

Signature: [Signature]
Grantee or Agent

Signature: Aneta Buda
Grantee or Agent



Subscribed and sworn to before me by the said **Janusz Buda and Aneta Buda**, not personally but as managers of **NUSTAR PROPERTIES LLC**

this 14th day of February, 2022

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.

(Attached to deed or ABI to be recorded in Will County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)