

# UNOFFICIAL COPY

Doc#: 2209812228 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/08/2022 03:36 PM Pg: 1 of 3

## DEED IN TRUST (QUITCLAIM)

Dec ID 20211201682340  
ST/CO Stamp 1-443-062-672  
City Stamp 2-122-212-240

THE GRANTORS, John Brzozowski and Krystyna Brzozowski, of the City of Chicago, County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND QUITCLAIM to John Brzozowski and Krystyna Brzozowski, not individually, but as Trustees of the John Brzozowski and Krystyna Brzozowski Declaration of Trust, dated October 29, 2021, of the City of Chicago, County of Cook and State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**FIDELITY NATIONAL TITLE  
WJ22009257WC**

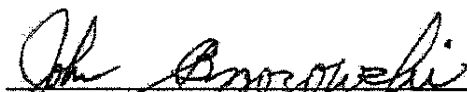
LOT 28 IN VOLK BROTHERS RESUBDIVISION OF SUNDRY LOTS IN BLOCKS 1, 2, 3 AND 4 IN ARMSTRONG'S BELMONT AVENUE SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


SUBJECT TO: General real estate taxes accrued, but not yet payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate. TO HAVE AND TO HOLD said premises, forever.

Permanent Index No: 13-29-109-012-0000



Address of Real Estate: 6123 W. Barry Avenue, Chicago, Illinois 60634


DATED this 29<sup>th</sup> day of October, 2021.

  
\_\_\_\_\_  
John Brzozowski

  
\_\_\_\_\_  
Krystyna Brzozowski

\*\* A title search was not completed in connection with this transfer. \*\*

REAL ESTATE TRANSFER TAX		07-Apr-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-29-109-012-0000   20211201682340   1-443-062-672		

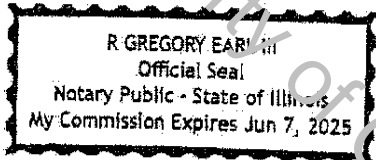
REAL ESTATE TRANSFER TAX		07-Apr-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-29-109-012-0000   20211201682340   2-122-212-240		
* Total does not include any applicable penalty or interest due.		

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STATE OF ILLINOIS            )  
  )        SS.  
COUNTY OF KANE            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Brzozowski and Krystyna Brzozowski, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29<sup>th</sup> day of October, 2021.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

This transaction is exempt under the provisions of the Illinois Real Estate Transfer Tax Act, pursuant to 35ILCS 200/31-45(e) and Cook County Ord. 93-O-27 paragraph (e).

*[Handwritten Signature]*  
\_\_\_\_\_  
R. Gregory Earl, III

Date: October 29, 2021

**MAIL TO:**

R. Gregory Earl, III  
1455 Sequoia Drive, Suite 113  
Aurora, Illinois 60506

**GRANTEE'S ADDRESS AND SEND SUBSEQUENT TAX BILLS TO:**

John Brzozowski, Trustee, u/a/d 10/29/21  
Krystyna Brzozowski, Trustee, u/a/d 10/29/21  
6123 W. Barry Avenue  
Chicago, Illinois 60634

This instrument was prepared by: R. Gregory Earl, III, 1455 Sequoia Drive, Suite 113, Aurora, Illinois 60506

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-6020)

### 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: 10 | 29 | 21

SIGNATURE: T. Greg Ealif  
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:

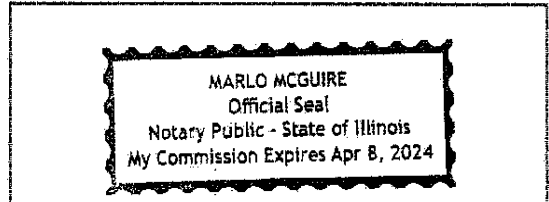
Marlo McGuire

By the said (Name of Grantor): John and Krystyna Brzozowski

On this date of: 10 | 29 | 21

NOTARY SIGNATURE: Marlo McGuire

#### 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: 10 | 29 | 21

SIGNATURE: T. Greg Ealif  
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:

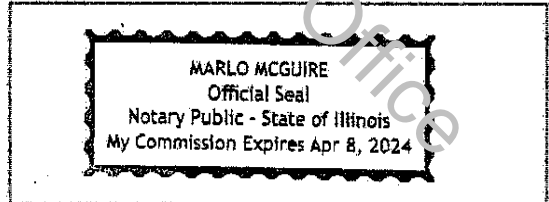
Marlo McGuire

By the said (Name of Grantee): John Brzozowski and Krystyna Brzozowski  
Declaration of Trust, dated 10/29/21

On this date of: 10 | 29 | 21

NOTARY SIGNATURE: Marlo McGuire

#### 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)**