

# UNOFFICIAL COPY

George E. Cole®  
LEGAL FORMS

No. 1601 REC  
February 1996



Doc# 2210822000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/18/2022 09:25 AM PG: 1 OF 4

## QUIT CLAIM DEED (Land Trust to Individual)

### MAIL TO:

Aleksander Popowski  
8245 W Belmont Ave., Apt. 4A  
River Grove, IL 60171

### NAME & ADDRESS OF TAXPAYER:

Aleksander Popowski  
8245 W. Belmont Ave., Apt. 4A  
River Grove, IL 60171

THIS INDENTURE WITNESSETH THAT THE GRANTOR(S) **MAYSEL Trust #5428**, a private Illinois Land Trust of the Village of Schiller Park County of Cook, State of Illinois, for and in consideration of **TEN (\$10.00)** DOLLARS and other good and valuable consideration in hand paid, convey and QUIT CLAIM to **Aleksander Popowski** under the provisions of a certain Trust and known as **The MAYSEL Trust**, dated **December 14, 2021**. GRANTEE'S ADDRESS: **8245 W. Belmont Ave. Apt. 4A** of the **Village** of **River Grove** County of **Cook** State of **Illinois**, the following described real estate parcel situated in the County of Cook, in the State of Illinois, to wit:

### \*SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 12-16-202-058-1017

Property Address(es): 4753 25th Ave., Unit 17 Schiller Park, Illinois 60176

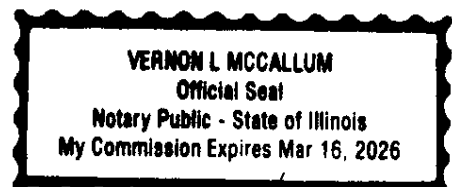
"EXHIBIT "A" APPEARING ON PAGES 2 AND 3 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

Dated this 14th day of April, 2022.

Mari Lech TRUSTEE  
Maria Lech, Trustee

(Page 1 of 3)



Vernon L. McCallum

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STATE OF ILLINOIS

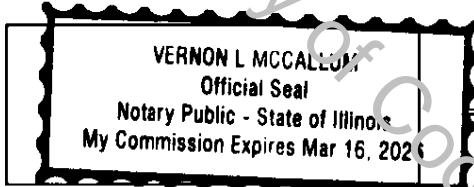
County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Maria Lech**, 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 she signed, sealed and delivered the instrument as **her** free and voluntary act, for the uses and purposes therein set forth.

Give under my hand and notarial seal, this 14th day of April, 2022.

  
NOTARY PUBLIC

My commission expires on MAR. 16th, 2026



COOK COUNTY - ILLINOIS TRANSFER STAMP



\*If grantor is also Grantee you may want to strike Release & Waive of Homestead Rights.

NAME and ADDRESS OF PREPARER: EXEMPT UNDER PROVISIONS OF PARAGRAPH

Vernon L. McCallum, 201-E SECTION 4,  
50 S. Main St., Ste. 200 REAL ESTATE TRANSFER ACT  
Naperville, Illinois 60540 DATE: Maria Lech TRUSTEE

Signature of Buyer (Seller or Representative)

\*\* This conveyance must contain the name and address of the Grantor for tax billing purposes: (51 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		18-Apr-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
12-16-202-058-1017	20220401682723	1-358-814-096

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## EXHIBIT "A"

**Grantor:** MAYSEL Trust #5428, Dated December 14, 2021

**Grantee:** Aleksander Popowski

**Property Address:** 4753 25<sup>th</sup> Avenue, Unit 17 Schiller Park, IL 60176

**Property Index Number:** 12-16-202-058-1017

**Legal Description:**

UNIT NUMBERS 4753-17 IN 4751-4753 N. 25TH AVENUE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN MOORE'S SUBDIVISION, BEING A RESUBDIVISION OF LOTS 25, 26, 27, 28 AND 29 IN BLOCK 21 IN FAIRVIEW, BEING EBERHART AND ROYCE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A STRIP OF LAND 16.5 FEET WIDE OF THE WEST END OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16), ACCORDING TO PLAT OF SAID MOORE'S SUBDIVISION, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1961 AS DOCUMENT NUMBER 2006390 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 043284003, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2, THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-15, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 043284003, IN COOK COUNTY, ILLINOIS.

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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: 4 | 14 | 20 22

SIGNATURE: Maria Lech TRUSTEE  
GRANTOR or AGENT

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

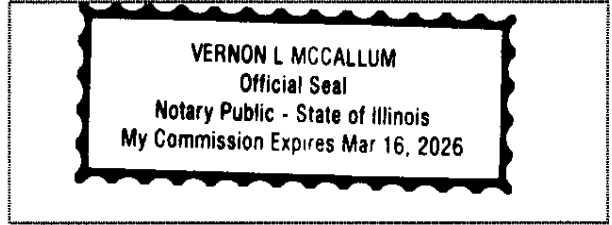
Subscribed and sworn to before me, Name of Notary Public: VERNON L. McCallum

By the said (Name of Grantor): MARIA LECH, TRUSTEE

On this date of: 4, 14, 20 22

NOTARY SIGNATURE: Vernon L. McCallum

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: 4 | 14 | 20 22

SIGNATURE: Aleksander Popowski  
GRANTEE or AGENT

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

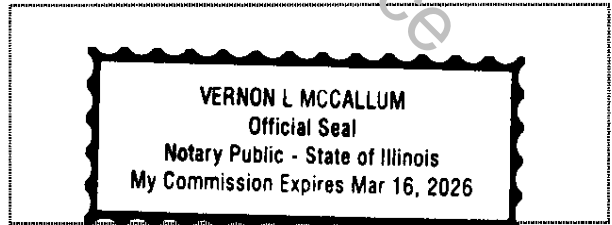
Subscribed and sworn to before me, Name of Notary Public: VERNON L. McCallum

By the said (Name of Grantee): ALEKSANDER POPOWSKI

On this date of: 4, 14, 20 22

NOTARY SIGNATURE: Vernon L. McCallum

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)**)