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Doc#: 2211218087 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/22/2022 12:16 PM Pg: 1 of 3

PREPARED BY:

Patrick J. Kelly
The Kelly Law Firm, P.C.
111 E. Jefferson Ave.
Naperville, IL 60540

Dec ID 20220101611078
ST/CO Stamp 1-897-560-976 ST Tax \$295.00 CO Tax \$147.50
City Stamp 0-823-819-152 City Tax: \$3,097.50

MAIL TAX BILL TO:

Jennifer Gijada
5100 North Austin Avenue
Chicago, IL 60630

MAIL RECORDED DEED TO:

Dreyfus Law Group
2040 N Harlem Avenue
Elmwood Park, IL 60127

WARRANTY DEED

Statutory (Illinois)

THE GRANTORS, DARIUSZ LESKO, a married man who resides with his wife in a different property, of the City of Roselle, County of DuPage, State of Illinois, and **JANUSZ SASAL**, a married man who resides with his wife in a different property, of the Village of Buffalo Grove, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to the **GRANTEE, JENNIFER GIJADA**, a single woman, of 4843 W. Melrose Street, Chicago, Cook County, Illinois, as sole owner, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

Permanent Index Number: 13-08-305-038-0000

Common Address of Property: 5100 North Austin Avenue, Chicago, IL 60630


Legal Description of Property:

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:



LOT 20 IN C. W. DYNIEWICZ RESUBDIVISION OF BLOCK 1 OF THE ANGELINE DYNIEWICZ PARK BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2021, 2022, and subsequent years, building lines and easements, if any. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

NOT HOMESTEAD PROPERTY AS TO GRANTORS OR SPOUSES OF GRANTORS.

| REAL ESTATE TRANSFER TAX | 21-Apr-2022 |
|--|-------------------|
|  CHICAGO: | 2,212.50 |
| CTA: | 885.00 |
| TOTAL: | 3,097.50 * |

13-08-305-038-0000 | 20220101611078 | 0-823-819-152
Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | 21-Apr-2022 |
|---|---------------|
|  COUNTY: | 147.50 |
|  ILLINOIS: | 295.00 |
| TOTAL: | 442.50 |

13-08-305-038-0000 | 20220101611078 | 1-897-560-976

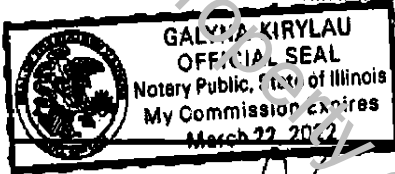
UNOFFICIAL COPY

Dariusz Lesko 03.17.2022
Dariusz Lesko Date

State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **DARIUSZ LESKO**, personally known to be the same person whose name is 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal; this 17th day of March, 2022.



Galyna Kyrlyau
Notary Public

Janusz Sasal 03.17.2022
Janusz Sasal Date

State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **JANUSZ SASAL**, personally known to be the same person whose name is 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal; this 17th day of March, 2022.



Galyna Kyrlyau
Notary Public

EXHIBIT A - DESCRIPTION OF PROPERTY

Permanent Index Number: 13-08-305-038-0000
Common Address of Property: 5100 North Austin Avenue, Chicago, IL 60630
Legal Description of Property:

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:
LOT 20 IN C. W. DYNIEWICZ RESUBDIVISION OF BLOCK 1 OF THE ANGELINE DYNIEWICZ PARK BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §65 ILCS 8/3-8020 (from Ch. 34, par. 3-8020)

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: 03 | 17 | 20 22

SIGNATURE: *Alison Vasil*
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:

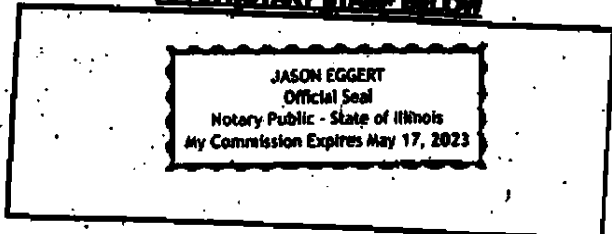
By the said (Name of Grantor):

On this date of: 03 | 17 | 20 22

NOTARY SIGNATURE:

[Handwritten 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: 03 | 17 | 20 22

SIGNATURE: *Alison Vasil*
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:

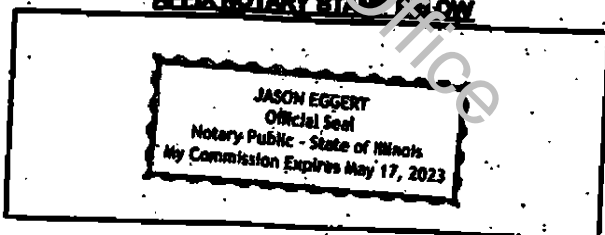
By the said (Name of Grantee):

On this date of: 03 | 17 | 20 22

NOTARY SIGNATURE:

[Handwritten Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 65 ILCS 8/3-8020(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: (65 ILCS 200A/1.31)