

# UNOFFICIAL COPY

Doc#: 2218739366 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/06/2022 01:30 PM Pg: 1 of 3  
Dec ID 20220701669200

AFTER RECORDING RETURN TO:  
WFG Lender Services  
5000 Legacy Drive, Suite 190  
Plano, TX 75024  
File No. 2060621IL (22446697)

MAIL TAX STATEMENTS TO:  
**Jeffrey F. Sobczynski**  
828 Wesley Ave  
Oak Park, IL 60304

Name & Address of Preparer:  
Carlos Del Rio, Esq.  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

Parcel ID No.: 16-18-226-013-000

my doc # 20220701669200

## QUIT CLAIM DEED

THIS DEED made and entered into on this 1<sup>th</sup> day of MARCH, 20 22, by and between Jeffrey F. Sobczynski, as Trustee of The Jeffrey F. Sobczynski Declaration of Trust, dated July 9, 2008, a mailing address of 828 Wesley Ave, Oak Park, IL 60304, hereinafter referred to as Grantor(s) and Jeffrey F. Sobczynski, as Trustee of The Jeffrey F. Sobczynski Declaration of Trust, dated July 9, 2008 as amended on March 16, 2019, a mailing address of 828 Wesley Ave, Oak Park, IL 60304, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

**LOTS 33 AND THE SOUTH 2 FEET OF LOT 34 IN BLOCK 7 IN MERCANT'S MADISON "STREET ADDITION IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property commonly known as: 828 Wesley Ave, Oak Park, IL 60304

"Exempt under provisions of Paragraph E"  
Section 31-45; Real Estate Transfer Tax Act


3/7/2022  
Date

  
Signature of Buyer, Seller or Representative

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

EXEMPTION APPROVED

  
Steven E. Drazner, CFO  
Village of Oak Park

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 7<sup>th</sup> day of March, 2022.

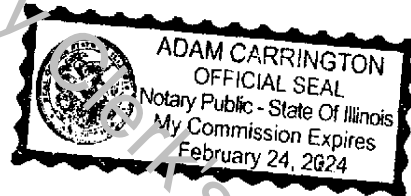
Jeffrey F. Sobczynski  
Jeffrey F. Sobczynski, as Trustee of The Jeffrey F. Sobczynski Declaration of Trust, dated July 9, 2008 as amended on March 16, 2019

STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jeffrey F. Sobczynski, as Trustee of The Jeffrey F. Sobczynski Declaration of Trust, dated July 9, 2008 as amended on March 16, 2019, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 7<sup>th</sup> day of March, 2022

Adam Carrington  
Notary Public  
My commission expires: 2-24-24



No title exam performed by the preparer. Legal description and party's names provided by the party.

### STATEMENT BY GRANTOR AND GRANTEE

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 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

**EXEMPTION APPROVED**

Steven E. Drazier  
Steven E. Drazier, CFO  
Village of Oak Park

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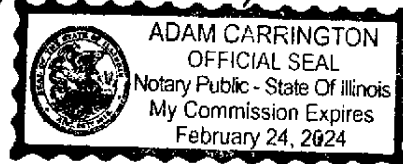
business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated MARCH 7, 20 22.

Signature: *Jeffrey F. Sobczynski*  
Grantor, or Agent

Subscribed and sworn to before me by the said Jeffrey F. Sobczynski this 7th day of March, 20 22.

*Adam Carrington*  
Notary Public  
My commission expires: 2-29-24



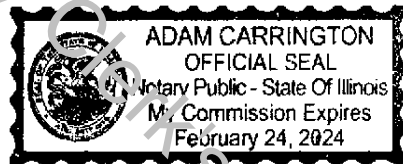
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated MARCH 7, 20 22.

Signature: *Jeffrey F. Sobczynski*  
Grantee, or Agent

Subscribed and sworn to before me by the said Jeffrey F. Sobczynski this 7th day of March, 20 22.

*Adam Carrington*  
Notary Public  
My commission expires: 2-29-24



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.

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

EXEMPTION APPROVED

*Steven E. Drazner*  
Steven E. Drazner, CFO  
Village of Oak Park