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Doc# 2222122014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/09/2022 09:43 AM PG: 1 OF 4

**QUIT CLAIM DEED**

**THE GRANTOR(S):**

**Tatiana Nestorowicz, a divorced woman and not since remarried nor a party to a civil union, and Piotr E. Langner, an unmarried man and not a party to a civil union** of the City of Chicago, County of Cook, 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(S)**:

**Tatiana Nestorowicz, a divorced woman and not since remarried nor a party to a civil union, and Piotr E. Langner, an unmarried man and not a party to a civil union and Magdalena Langner, married to Edward Langner** the City of Chicago, County of Cook, State of Illinois, not as tenants in common but as joint tenants with right of survivorship.

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:

See attached Exhibit A


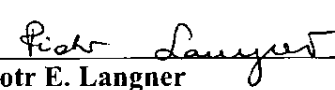
Permanent Real Estate Index Number(s): 13-18-409-032-1016

Address of Real Estate:  
**6526 W. Irving Park Rd, Apt 306  
Chicago, IL 60634**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This property is not homestead as to Edward Langner.

Dated this 20<sup>th</sup> of December, 2021.

x  (SEAL) x  (SEAL)  
Tatiana Nestorowicz Piotr E. Langner

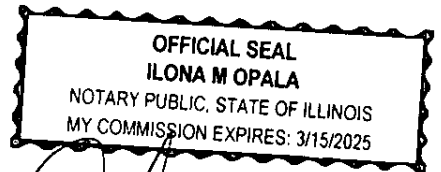
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STATE OF ILLINOIS }  
                                  } ss.  
COUNTY OF COOK }

I, the undersigned, a Notary Public

In and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Tatiana Nestorowicz and Piotr E. Langner** are 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 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.

20th of December, 2021.



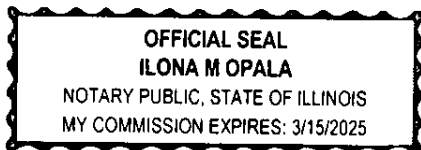
Commission expires March 15, 2025

*[Signature]*  
NOTARY PUBLIC

This instrument was prepared by: *Alicja M. Sroka & Associates, P.C.*  
*Alicja M. Sroka, Esq.*  
*7742 W. Higgins Blvd. #C102, Chicago, IL 60631*


**MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:**  
Tatiana Nestorowicz, Piotr E. Langner, Magdalena Langner  
6526 W. Irving Park Rd, Apt 306,  
Chicago, IL 60634

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 31 - 45,  
REAL ESTATE TRANSFER TAX LAW  
DATE: 12/20/2021





*[Signature]*  
Signature of Buyer, Seller or Representative

*[Signature]*  
Notary Public

REAL ESTATE TRANSFER TAX		09-Aug-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-18-409-032-1016 | 20220701692374 | 1-980-326-480

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		09-Aug-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-18-409-032-1016 | 20220701692374 | 1-689-166-416

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

UNIT 306, IN MERRIMAC SQUARE CONDOMINIUM II AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 IN PONTARELLI SUBDIVISION AT MERRIMAC SQUARE P.U.D., BEING A SUBDIVISION IN THE FRACTIONAL SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 92718642 TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY),

### PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND, AS SET FORTH BELOW AND FURTHER DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113, FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARKING AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT NUMBER 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-11 AND STORAGE SPACE S-16, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY NUMBER 92718642.

Permanent Real Estate Index Number(s): 13-18-409-032-1016

Address of Real Estate: 6526 W. Irving Park Rd, Apt 306, Chicago, IL 60634

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## 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 December 20, 2021

Signature: [Signature]  
Grantor or Agent



Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said **Tatiana Nestorowicz and Piotr E. Langner**

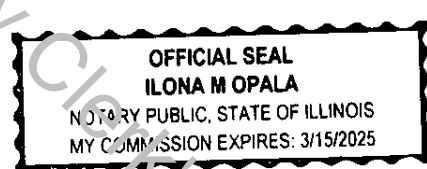
this 20<sup>th</sup> day of December, 2021.

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 December 20, 2021

Signature: [Signature]  
Grantee or Agent



Signature: [Signature]  
Grantor or Agent

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said **Tatiana Nestorowicz, Piotr E. Langner, and Magdalena Langner**

this 20<sup>th</sup> day of December, 2021.

Notary Public [Signature]