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Doc#. 2231846134 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/14/2022 11:36 AM Pg: 1 of 7

**QUIT CLAIM DEED
Statutory (ILLINOIS)
(Individual to Individual)**

Dec ID 20221101687407
ST/CO Stamp 1-453-300-048
City Stamp 1-302-092-112

(The Above Space For Recorder's Use Only)

THE GRANTORS, **RAFAL SZACHNOWICZ** and **MARYANA SZACHNOWICZ**, a married couple, and **MARIA BONDARCHUK**, an unmarried woman, of 5429 N. Milwaukee Ave. Unit 2B, Chicago IL 60630, County of Cook, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration to them in hand paid,

CONVEY and QUIT CLAIM to: **MARYANA SZACHNOWICZ**, a married woman, and **MARIA BONDARCHUK**, an unmarried woman, of 5429 N. Milwaukee Ave. Unit 2B, Chicago IL 60630, County of Cook, as Joint Tenants, the following property in Cook, Illinois:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Real Estate Index Number: 13-08-213-070-1004

Address of Real Estate: 5429 N. Milwaukee Ave. Unit 2B, Chicago IL 60630

Exempt under provisions of Paragraph E
Section 31-45 Property Tax Code.
Date: 11/14/2022
Representative: [Signature]

To have and to hold said premises forever. Waiving and releasing all Homestead rights under the laws of State of Illinois.

DATED THIS 4th DAY OF November, 2022

[Signature]
RAFAL SZACHNOWICZ

[Signature]
MARIA BONDARCHUK

[Signature]
MARYANA SZACHNOWICZ

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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 **RAFAL SZACHNOWICZ**, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 4th day of November, 2022.

Commission expires: 10-10-2025

Natalia Tapa
NOTARY PUBLIC

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 **MARYANA SZACHNOWICZ**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 4th day of November, 2022.

Commission expires: 10-10-2025

Natalia Tapa
NOTARY PUBLIC

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 **MARIIA BONDARCHUK**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 4th day of November, 2022.

Commission expires: 10-10-2025

Natalia Tapa
NOTARY PUBLIC



UNOFFICIAL COPY

This instrument prepared by:

Terrence M. Fogarty, Attorney at Law
The Law Office of Terrence M. Fogarty
161 Market St.
Willow Springs IL 60480

MAIL TO:

**MARYANA SZACHNOWICZ
MARIIA BONDARCHUK
5429 N. Milwaukee Ave. Unit 2B
Chicago IL 60630**

SEND SUBSEQUENT TAX BILLS TO:

**MARYANA SZACHNOWICZ
MARIIA BONDARCHUK
5429 N. Milwaukee Ave. Unit 2B
Chicago IL 60630**

Property of Cook County Clerk's Office

UNOFFICIAL COPY

State of Illinois

County of Cook) SS

STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR(S), or his/her/their agent affirms that, to the best of his/her 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 or authorized to do business or acquire and hold title to real estate in Illinois, 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.

11/04/2022
Date

Eva Natalia
Grantor or Agent

Subscribed and Sworn to before me
This 4th day of November, 2022.



Natalia Tapa
Notary Public

THE GRANTEE(S), or his/her/their 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 or authorized to do business or acquire and hold title to real estate in Illinois, 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.

11/04/2022
Date

Eva Natalia
Grantee or Agent

Subscribed and Sworn to before me
This 4th day of November, 2022.



Natalia Tapa
Notary Public

NOTE: Any person who knowingly submits 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 Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office

CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-08-213-070-1004 | 20221101687407 | 1-302-092-112

Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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Total does not include any applicable penalty or interest due.

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LEGAL DESCRIPTION:

PARCEL 1: UNIT 5429-2B IN SHANGHAI LIL CONDOMINIUM NO. VI, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, AND 53, TAKEN AS A TRACT OF LAND (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF MILWAUKEE AVENUE) AND EXCEPTING THEREFROM THE SOUTH 162.00 FEET THEREOF, AS MEASURED ON THE SOUTHWESTERLY AND NORTHEASTERLY LINES THEREOF, IN BLOCK 3 IN BUTLER'S CARPENTER AND MILWAUKEE AVENUE SUBDIVISION OF THAT PART OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF MILWAUKEE AVENUE (EXCEPT THE NORTH 66 FEET THEREOF), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED DECEMBER 27, 1995 AS DOCUMENT 95-896963, WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE UMBRELLA PARCEL AS DISCLOSED BY THE DECLARATION OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE SHANGHAI LIL UMBRELLA ASSOCIATION, RECORDED DECEMBER 27, 1995 AS DOCUMENT 95-896962 AND CREATED BY DEED FROM DAVID J. CAHILL CONDOMINIUM, LTD., AN ILLINOIS CORPORATION, TO THE SHANGHAI LIL CONDOMINIUM UMBRELLA ASSOCIATION, BY DEED DATED DECEMBER 17, 1995 AND RECORDED DECEMBER 27, 1995 AS DOCUMENT 95-898169.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

13-08-213-070-1004
5429 N. MILWAUKEE AVE., UNIT 2B, CHICAGO, IL 60630