

UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTORS,

Thomas Pazderski and June Pazderski, husband and wife

of the City of Inverness,
County of Cook,

State of Illinois, for
and in consideration of
TEN AND 00/100 (\$10.00)
DOLLARS, and other good
and valuable consideration
in hand paid,
CONVEYS AND QUIT CLAIMS
TO

Doc#: 2309613059 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/06/2023 09:52 AM Pg: 1 of 4

Dec ID 20230301686044

(The Above Space for Recorder's Use Only)

Thomas R. Pazderski and June L. Pazderski, as Co-Trustees of the Pazderski Family Revocable Trust dated March 28, 2023 as Tenancy by the Entirety in a Qualified Spousal Trust. The grantee is a Qualified Spousal Trust and so long as it remains as such, the beneficial interest of Thomas R. Pazderski and June L. Pazderski, husband and wife, shall be that of Tenancy by the Entirety.

1528 W. Shire Circle, Unit 2E, Inverness, IL 60067

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 1-2-14 IN THE SHIRES OF INVERNESS COUNTRY ESTATE HOMES CONDOMINIUM 1, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE SHIRES OF INVERNESS UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTH WEST ¼ OF THE SOUTH WEST ¼ OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25240295, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE THE PARKING SPACES P-4 AND P-18 AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25240295, AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

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

SUBJECT TO: General Real Estate Taxes for 2022 and subsequent years; covenants, conditions, and restrictions of record.

Permanent Real Estate Index Number: 02-28-300-034-1014

Address of Real Estate: 1528 W. Shire Circle, Unit 2E, Inverness, IL 60067

UNOFFICIAL COPY

DATED this 28th day of March, 2023.

Thomas Pazderski (SEAL)
Thomas Pazderski

June Pazderski (SEAL)
June Pazderski

Exempt under provisions of Paragraph (e), Section 31-45, Real Estate Transfer Tax Act.

Date: 3/28/2023
June Pazderski
Buyer, Seller or Representative

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 Thomas Pazderski and June Pazderski, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered 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 official seal this 28th day of March, 2023.



Michael A. Sutkowski
Notary Public

THIS INSTRUMENT PREPARED BY: Michael A. Sutkowski
Steven M. Shaykin, P.C.
5105 Tollview Drive, Suite 265
Rolling Meadows, IL 60008

SEND SUBSEQUENT TAX BILLS TO: Thomas & June Pazderski, Trustees
1528 W. Shire Cir., Unit 2E
Inverness, IL 60067

MAIL TO: Michael A. Sutkowski
Steven M. Shaykin, P.C.
5105 Tollview Drive, Suite 265
Rolling Meadows, IL 60008

UNOFFICIAL COPY

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 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 28, 2023 Signature *Thomas Pazderski*
Grantor or Agent

Subscribed and sworn to before me by the said Thomas Pazderski affiant
this 28th day of March, 2023

Notary Public *[Signature]*

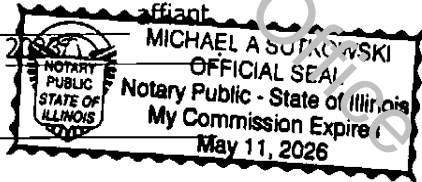


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 28, 2023 Signature *Thomas Pazderski*
Grantor or Agent

Subscribed and sworn to before me by the said Thomas R. Pazderski affiant
this 28th day of March, 2023

Notary Public *[Signature]*



Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

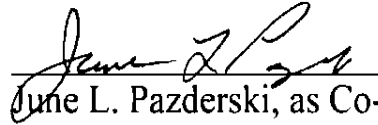
EXHIBIT A

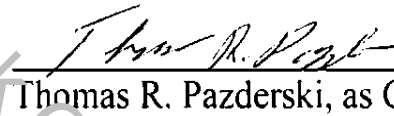
To Quit Claim Deed

For the Property Commonly Known As

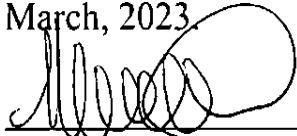
1528 Shire Circle, Unit 2E, Inverness, IL 60067

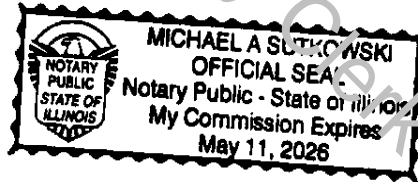
The undersigned Co-Trustees hereby accepts the conveyance of the beneficial interest to this property to the Pazderski Family Revocable Trust under Declaration of Trust dated March 28, 2023


June L. Pazderski, as Co-Trustee


Thomas R. Pazderski, as Co-Trustee

SUBSCRIBED AND SWORN TO
Before me this 28th day of
March, 2023.


Notary Public



Property of Cook County Clerk's Office