

# UNOFFICIAL COPY

Doc#. 2311655188 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/26/2023 02:21 PM Pg: 1 of 3

## QUIT CLAIM DEED

Dec ID 20230401603751  
ST/CO Stamp 1-561-935-056  
City Stamp 0-480-394-448

State of Illinois                    )  
  )  
County of Cook                    )

=====

THIS INDENTURE,  
WITNESSETH, THAT  
THE GRANTORS,  
**PETER STERNUK AND MARIOLA STERNIUK, husband and wife** the County of Cook  
and State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and of  
other goods and valuable considerations, receipt of which is hereby duly acknowledged,  
**CONVEY and QUITCLAIMS unto GRANTEES, The Sterniuk Family Trust dated  
February 20, 2020,** the following described real estate situated in County, State of Illinois, to wit:

LOT 23 (EXCEPT THE SOUTHEASTERLY 5 FEET THEREOF) IN BLOCK 87 IN  
NORWOOD PARK IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COMMONLY KNOWN AS:**        6041 N. Navarre, Chicago, IL 60631


**PROPERTY INDEX NUMBER:**   13-06-222-002-0030

This Address is for informational purposes and is not a part of this conveyance.

TO HAVE AND TO HOLD the said real property SUBJECT TO: (1) real estate taxes for the year  
2022 and subsequent years; (2) covenants conditions and restrictions apparent or of record; (3)  
building lines and easements; and (4) all applicable zoning laws and ordinances. Hereby releasing  
and waiving all rights under by virtue of the Homestead Exemption of the State of Illinois

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set and seal this 27<sup>th</sup> day  
of MARCH, 2023.

  
\_\_\_\_\_  
Mariola Sterniuk

  
\_\_\_\_\_  
Peter Sterniuk

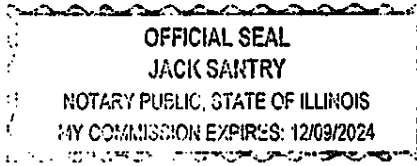
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STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Mariola Sterniuk and Peter Sterniuk, are 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 as a 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 27 day of March, 2023.

*[Signature]*  
NOTARY PUBLIC



**MAIL TO:**

Kolpak Law Group LLC  
6767 N. Milwaukee Ave #202  
Niles, IL 60714

**SEND SUBSEQUENT TAX BILLS TO:**

The Sterniuk Family Trust  
6041 N. Navarre  
Chicago, IL 60631

Prepared By: Kolpak Law Group LLC, 6767 N. Milwaukee Ave #202, Niles, IL 60714

Exempt under provisions of Paragraph E,  
Section 4, Real Estate Transfer Tax Act.

*[Signature]*  
Buyer, Seller or Representative

3/27/23  
Date

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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 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 3/27/2023

Signature: *Colleen Doherty*  
Grantor or Agent

Subscribed and sworn to before me by the said Colleen Doherty, agent, dated 3/27/2023



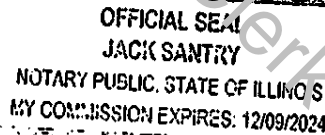
Notary Public *Jack Santry*

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 title to real estate under the laws of the State of Illinois.

Dated 3/27/2023

Signature: *Colleen Doherty*  
Grantee or Agent

Subscribed and sworn to before me by the said Colleen Doherty, Agent, dated 3/27/2023



Notary Public *Jack Santry*

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

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**