

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Doc#: 2317233143 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/21/2023 10:40 AM Pg: 1 of 6

Dec ID 20230601650613  
ST/CO Stamp 1-181-243-088

### THE GRANTOR(S):

**Aleksandra Babinska, an unmarried woman and not a party to a civil union, of 2324 West Bloomingdale Avenue, Apartment C, Chicago, Illinois 60647 and Stefania Babinska, a divorced woman, since not remarried nor a party to a civil union, of 826 East Old Willow Road, Unit 105, Prospect Heights, Illinois 60070, 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):**

**Aleksandra Babinska, an unmarried woman and not a party to a civil union, of 2324 West Bloomingdale Avenue, Apartment C, Chicago, Illinois 60647 and Wieslaw Henryk Babinski, a divorced man, since not remarried nor a party to a civil union, of 826 East Old Willow Road, Unit 105, Prospect Heights, Illinois 60070 not as tenants in common and not as tenants by the entirety, but as joint tenants with the 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): **03-24-202-055-1199**

Address of Real Estate:  
**826 East Old Willow Road, Unit 105,  
Prospect Heights, Illinois 60070**

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

Dated this 19<sup>th</sup> of June, 2023

x Aleksandra Babinska (SEAL) x Stefania Babinska (SEAL)  
Aleksandra Babinska Stefania Babinska

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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 **Aleksandra Babinska** is 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

19<sup>th</sup> of June, 2023



Commission expires March 15, 2025 Ilona M. Opala  
NOTARY PUBLIC

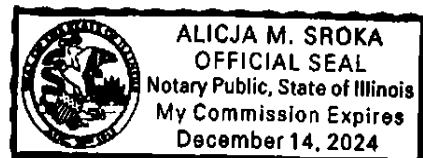
STATE OF ILLINOIS }  
  } ss.  
COUNTY OF COOK }

I, the undersigned, a Notary Public

In and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Stefania Babinska** is 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

6<sup>th</sup> of June, 2023

Commission expires December 14, 2024 \_\_\_\_\_  
NOTARY PUBLIC



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This instrument was prepared by: *Alicja M. Sroka & Associates, P.C.*

*Alicja M. Sroka, Esq.*

*7742 W. Higgins Rd. Suite C102, Chicago, IL 60631*

**MAIL TO:**

Alicja M. Sroka & Associates, P.C.  
7742 W. Higgins Rd, Suite C102,  
Chicago, Illinois 60631

**SEND SUBSEQUENT TAX BILLS TO:**

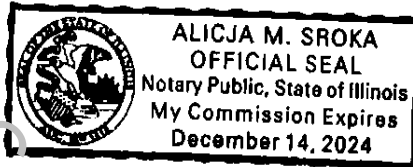
Aleksandra Babinska & Wieslaw H. Babinski  
826 East Old Willow Road, Unit 105,  
Prospect Heights, Illinois, 60070

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 31 - 45,  
REAL ESTATE TRANSFER TAX LAW

DATE: 06/06/2023

*Aleksandra Babinska*  
Signature of Buyer, Seller or Representative

\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

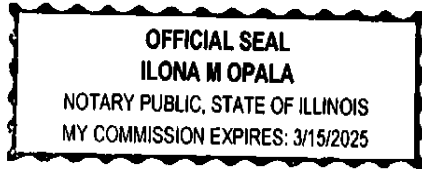
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: June 19, 2023  
Signature: Stefania Babinska  
Grantor or Agent

Date: June 19, 2023  
Signature: Aleksandra Babinska  
Grantor or Agent

Subscribed and sworn to before me by the said **Aleksandra Babinska and Stefania Babinska**

this 19<sup>th</sup> day of **June, 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 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: June 19, 2023  
Signature: Aleksandra Babinska  
Grantee or Agent

Date: June 19, 2023  
Signature: Stefania Babinska  
Grantee or Agent

Subscribed and sworn to before me by the said **Aleksandra Babinska and Wieslaw Henryk Babinski**

this 19<sup>th</sup> day of **June, 2023**.  
Notary Public [Signature]



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.

(Attached 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.)

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## EXHIBIT "A" LEGAL DESCRIPTION

**UNIT NUMBER 7-105, MAR-RUE COURTS CONDOMINIUM AS DELINEATED IN A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 1020.00 FEET OF THE SOUTH 53 ACRES OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25685770 TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS.**



Permanent Real Estate Index Number(s): **03-24-202-055-1199**

Address of Real Estate: **826 East Old Willow Road, Unit 105, Prospect Heights, Illinois 60070**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
03-24-202-055-1199		20230601650613   1-181-243-088	