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QUIT CLAIM DEED

Doc#: 2317806200 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/27/2023 01:21 PM Pg: 1 of 7

Dec ID 20230601654223
ST/CO Stamp 0-194-377-424
City Stamp 0-514-684-624

THE GRANTOR(S):

Mariusz Lekarczyk, married to Elzbieta Lekarczyk, of 5448 North Linden Avenue, Chicago, Illinois 60656 and Adam Lekarczyk, married to Katarzyna Lekarczyk, of 7956 West Summerdale Avenue, Chicago, Illinois 60656, 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):

MLA Venture Group, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address: 7956 West Summerdale Avenue, Chicago, Illinois 60656.

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): 17-22-301-065-1059 and 17-22-301-065-1414


Address of Real Estate:
**1620 South Michigan Avenue,
Unit 507 and P-167,
Chicago, Illinois 60616**

This property is not a homestead property and is not subject to the Homestead Exemption Laws of the State of Illinois with respect to the grantors or their spouses.

Dated this 21st of June, 2023

x 
Mariusz Lekarczyk

(SEAL) x


Adam Lekarczyk

(SEAL)

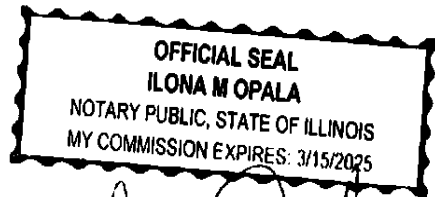
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STATE OF ILLINOIS }
 } ss.
COUNTY OF COOK }

I, the undersigned, a Notary Public

In and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Mariusz Lekarczyk and Adam Lekarczyk** are personally known to me to be the same persons whose name are 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.

21st of June, 2023

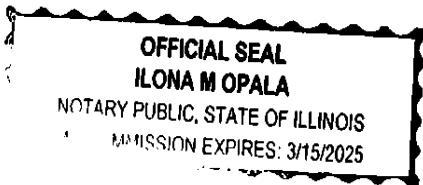


Commission expires March 15, 2025 *Ilona M. Opala*
NOTARY PUBLIC

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:
MLA Venture Group, LLC
7956 West Summerdale Avenue,
Chicago, Illinois 60656



EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 06/21/2023

Mariusz Lekarczyk
Signature of Buyer, Seller or Representative

Ilona M. Opala
Notary Public

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EXHIBIT "A" LEGAL DESCRIPTION

**UNIT 507 AND P-167 IN THE 1620 SOUTH MICHIGAN AVENUE CONDOMINIUMS,
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:**

PARCEL 1:

THE NORTH 25.00 FEET OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO OF PART OF THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF MICHIGAN AVENUE, 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF MICHIGAN AVENUE TO THE SOUTH LINE OF LOT 3; THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO A POINT 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL OF LOT 4 AND THAT PART OF LOT 5 LYING NORTH OF THE SOUTH 50.65 FEET OF SAID LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 28.15 FEET OF THE SOUTH 50.65 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 6 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 6:

THE NORTH 3 FEET OF LOT 31 IN DEXTER SUBDIVISION OF BLOCK 4 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL ¼ OF SECTION 22 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE SOUTH 22 ½ FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 22 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THE SOUTH 22 FEET OF LOT 31 AND THE NORTH 1.5 FEET OF LOT 30 IN S. N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0621539044, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number(s): **17-22-301-065-1059 and 17-22-301-065-1414**

Address of Real Estate: **1620 South Michigan Avenue, Unit 507 and P-167, Chicago, Illinois 60616**

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 21, 2023
Signature: [Handwritten Signature]
Grantor or Agent

Date: June 21, 2023
Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said **Mariusz Lekarczyk and Adam Lekarczyk**

this 21st day of **June, 2023**.

Notary Public [Handwritten 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.

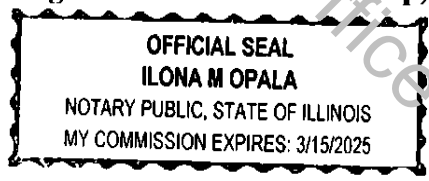
Date: June 21, 2023
Signature: [Handwritten Signature]
Grantee or Agent

Date: June 21, 2023
Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said **Mariusz Lekarczyk, as manager of MLA Venture Group, LLC and Adam Lekarczyk, as manager of MLA Venture Group, LLC**

this 21st day of **June, 2023**.

Notary Public [Handwritten 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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Property of Cook County Clerk's Office



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

17-22-301-065-1059 | 20230601654223 | 0-514-684-624
Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00
17-22-301-065-1059	20230601654223 0-194-377-424