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QUIT CLAIM DEED (Illinois Statutory)

Doc#: 2324846185 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/05/2023 03:03 PM Pg: 1 of 3
Dec ID 20230801601970

After Recording Mail To:
Heather G. Walser
Lavelle Law, Ltd.
1933 N. Meacham Road, Suite 600
Schaumburg, Illinois 60173

Send Subsequent Tax Bills To:
Andrzej Chraca
86 Fulbright Lane, #77F2
Schaumburg, Illinois 60103

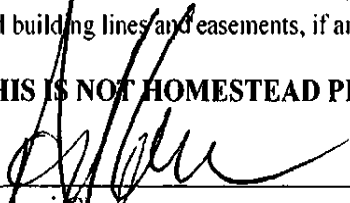
THE GRANTOR, Andrzej Chraca, a married individual, of 86 Fulbright Lane #77F2, City of Schaumburg, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS into 86 Full LLC, an Illinois Limited Liability Company, organized under the state laws of Illinois, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

Legal Description attached here on as Exhibit A and made a part hereof.

Permanent Real Estate Index Number: 07-22-210-008-1033
Address of Real Estate: 86 Fulbright Lane #77F2, Schaumburg, Illinois 60103

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

THIS IS NOT HOMESTEAD PROPERTY.



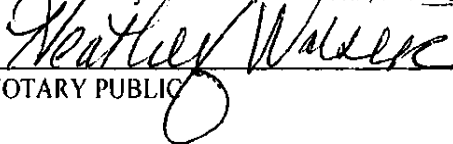
Andrzej Chraca

Dated this 2nd day of August, 2023.

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrzej Chraca, 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 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 2nd day of August, 2023.

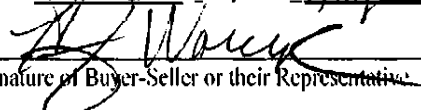


NOTARY PUBLIC (SEAL)



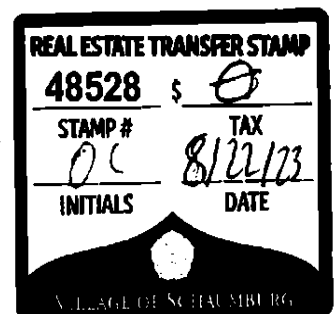
State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph g, Section 4, of the Real Estate Transfer Tax Act. Dated this 2nd day of August, 2023.



Signature of Buyer-Seller or their Representative

Prepared by: Heather G. Walser, Lavelle Law, Ltd., 1933 N. Meacham Road, Suite 600, Schaumburg, Illinois 60173
wfilesares.corp.lavellelaw.com/Shared/14751-15000/14752/EP Docs/2023/Fulbright.QCD.doc



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EXHIBIT A - LEGAL DESCRIPTION

UNIT NO. 77-F2 IN OLDE SCHAUMBURG CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 63 AND 64 IN OLDE TOWNE VILLAGE, BEING A SUBDIVISION OF PART OF THE SOUTH WEST QUARTER (1/4) OF THE NORTH EAST QUARTER (1/4) OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1997 AS DOCUMENT 97633486 AND CONSENT AND AMENDMENT THEREOF RECORDED SEPTEMBER 22, 1997 AS DOCUMENT 97706372, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE THIRD, AMENDED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 23, 1998 AS DOCUMENT 98953375, AMENDING THE DECLARATION OF CONDOMINIUM MADE BY FIRST BANK AND TRUST COMPANY OF ILLINOIS, NOT PERSONALLY BUT AS TRUSTEE UNDER A TRUST AGREEMENT DATED APRIL 10, 1997 AND KNOWN AS TRUST NO. 10-2111 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK, ILLINOIS, ON OCTOBER 2, 1997 AS DOCUMENT 97733151, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

Permanent Real Estate Index Number: 07-22-210-008-1033

Address of Real Estate: 86 Fulbright Lane #77F2, Schaumburg, Illinois 60103

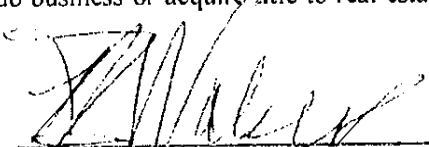
Office of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

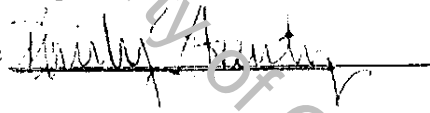
The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 August 2, 2023.



Grantor or Agent


Subscribed and sworn to before me by the said Grantor this 2nd day of August, 2023.

Notary Public 



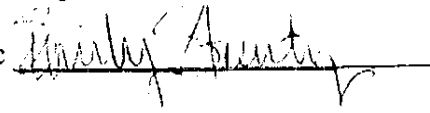
The Grantee or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

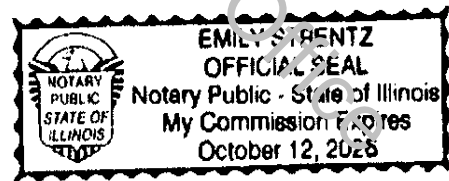
Dated August 2, 2023.



Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 2nd day of August, 2023.

Notary Public 



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.