

# UNOFFICIAL COPY

## QUIT CLAIM DEED



MAIL TO:

Iana Trifonova

8501 W. Higgins Rd., Ste. 420

Chicago, IL 60631

Doc# 2326833031 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/25/2023 11:13 AM PG: 1 OF 8

NAME AND ADDRESS OF TAXPAYER:

THE MIKULKA-MAJCHROWICZ FAMILY TRUST

6101 East Ocean Bl.

Long Beach, CA 90803

THE GRANTOR(S), Mark Emil Mikulka and Annamarie L. Majchrowicz, husband and wife of City of Long Beach, County of Los Angeles, State of California, for and in good and valuable consideration of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration in hand paid,

**CONVEY and QUIT CLAIM unto**

THE MIKULKA-MAJCHROWICZ FAMILY TRUST dated September 29, 2020, Mark E. Mikulka and Annamarie L. Majchrowicz trustees, all interest in the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as: 913 West Van Buren, Unit 3E, Chicago, IL 60607

Permanent Real Estate Index Number(s): 17-17-236-013-1044

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

Dated this 25<sup>th</sup> day of AUGUST, 2023.

Mark Emil Mikulka, Grantor.

Grantor, Mark Emil Mikulka

Annamarie L. Majchrowicz, GRANTOR

Grantor, Annamarie L. Majchrowicz

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State of California ss:

County of <sup>Los</sup>Angels

I, the undersigned, a duly licensed Notary Public in and for the State aforesaid, DO HEREBY CERTIFY that on this \_\_\_ day of \_\_\_\_\_, 2023, personally appeared before me MARK EMIL MIKULKA and ANNAMARIE L. MAJCHROWICZ, known to be the same individual(s) whose name(s) is(are) subscribed to the foregoing instrument, and who executed the same within instrument, and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/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 notarial seal this \_\_\_ day of \_\_\_\_\_ 2023.

see attached.

NOTARY PUBLIC

EXEMPT under the provisions of Paragraph E, Section 4 of the REAL ESTATE TRANSFER ACT.

X Mark E. Mikulka, Trustee

Grantee, THE MIKULKA-MAJCHROWICZ FAMILY TRUST

By Mark E. Mikulka, Trustee



and

X Annamarie Majchrowicz, Trustee

Grantee, THE MIKULKA-MAJCHROWICZ FAMILY TRUST

By Annamarie L. Majchrowicz, Trustee

Date: August 28, 2023

REAL ESTATE TRANSFER TAX		22-Sep-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-17-236-013-1044   20230901616856   1-177-420-752		


NAME/ADDRESS OF PERSON

PREPARING DEED:

Iana Trifonova, Esq.

8501 W Higgins Road, Suite 420,

Chicago, Illinois 60631

REAL ESTATE TRANSFER TAX		15-Sep-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-17-236-013-1044 | 20230901616856 | 1-206-984-144

\* Total does not include any applicable penalty or interest due.

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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT NUMBER N-3E IN THE SANGAMON LOFT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBE REAL ESTATE: LOT 10 (EXCEPT THE SOUTH 48.7 FEET THEREOF) AND ALL OF LOTS 11, 12, 13 AND 14 IN BLOCK 23 IN DUNCAN'S ADDITION TO CHICAGO IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 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 26972717 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 913 West Van Buren, Unit 3E, Chicago, IL 60607

Permanent Real Estate Index Number(s): 17-17-236-013-1044

Office of Cook County Clerk's Office

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## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles }

On Aug. 25, 2023 before me, Iliana Florian, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Annamarie L. Majchrowicz  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: Aug 25, 2023 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: Annamarie L. Majchrowicz Signer's Name: \_\_\_\_\_

- |  |  |
|--|--|
| <input type="checkbox"/> Corporate Officer – Title(s): _____   | <input type="checkbox"/> Corporate Officer – Title(s): _____   |
| <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact                        | <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact                        |
| <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator                    | <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator                    |

Other: Grantor

Signer is Representing: Self

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

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## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California

County of Los Angeles }

On Aug. 23, 2023 before me, Iliana Florian, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Mark Emil Mikulka  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: QWH claim Deed

Document Date: Aug 25, 2023 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: Mark Emil Mikulka Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General  Partner –  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian or Conservator  Trustee  Guardian or Conservator

Other: Grantor  Other: \_\_\_\_\_

Signer is Representing: self Signer is Representing: \_\_\_\_\_

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## STATEMENT BY GRANTOR AND GRANTEE

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.)

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.

State of California ) ss:  
County of Los Angeles )

State of California ) ss:  
County of Los Angeles )

The GRANTOR(S) or their Agent affirm that, to the best of their 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, 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.

Mark Emil Mikulka, Grantor

Annamarie Majchrowicz, Grantor

Grantor, Mark Emil Mikulka

Grantor, Annamarie L. Majchrowicz

Subscribed and Sworn to before me

Subscribed and Sworn to before me

this 28<sup>th</sup> day of August, 2023

this 28<sup>th</sup> day of August, 2023

see attached

see attached

NOTARY PUBLIC

NOTARY PUBLIC

State of California ) ss:  
County of Los Angeles )

State of California ) ss:  
County of Los Angeles )

The GRANTEE or her Agent affirm and verify that the names of the GRANTEE(S) 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, 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.

Grantee, THE MIKULKA-MAJCHROWICZ FAMILY TRUST

Mark E Mikulka, Trustee

Annamarie Majchrowicz, Trustee

By: Mark E. Mikulka, Trustee

By: Annamarie L. Majchrowicz, Trustee

Subscribed and Sworn to before me

Subscribed and Sworn to before me

this 28<sup>th</sup> day of August, 2023

this 28<sup>th</sup> day of August, 2023

see attached

see attached

NOTARY PUBLIC

NOTARY PUBLIC

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## CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1–6 below)
- See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

*Signature of Document Signer No. 1*                      *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
 County of Los Angeles

Subscribed and sworn to (or affirmed) before me  
 on this 28<sup>th</sup> day of August, 20 23,  
 by                      Date                      Month                      Year

(1) Mark Emil Mikulka  
 (and (2) Maramaria L. Majchrowicz  
*Name(s) of Signer(s)*



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Handwritten Signature]  
*Signature of Notary Public*

Place Notary Seal and/or Stamp Above

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Statement by Grantor and Grantee

Document Date: Aug 28, 2023                      Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_



