

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Doc#: 2332013002 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/16/2023 07:18 AM Pg: 1 of 6

Dec ID 20231101672975  
ST/CO Stamp 1-973-483-472  
City Stamp 1-084-946-384

### THE GRANTOR(S):

**Juan Delgadillo, a divorced man since not remarried nor a party to a civil union, of 5940 North Odell Avenue, Unit 3A, Chicago, Illinois 60631 and Halina Kozuch, formerly known as Halina Delgadillo, a divorced woman since not remarried nor a party to a civil union, of 5940 North Odell Avenue, Unit 3A, Chicago, Illinois 60631, 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):**

**Juan Delgadillo, a divorced man since not remarried nor a party to a civil union, of 5940 North Odell Avenue, Unit 3A, Chicago, Illinois 60631.**

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): **12-01-401-038-1003 and 12-01-401-038-1015**

Address of Real Estate:  
**5940 North Odell Avenue,  
Unit 3A and Garage Number 2,  
Chicago, Illinois 60631**

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

Dated this 8 of November, 2023.

x Juan M. Delgadillo (SEAL) x Halina Kozuch (SEAL)  
Juan Delgadillo Halina Kozuch

x Halina Delgadillo (SEAL)  
Halina Delgadillo

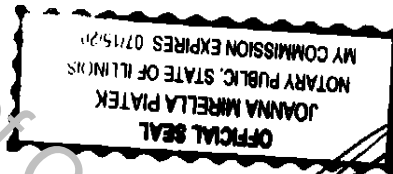
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STATE OF ILLINOIS }  
 } ss.  
 COUNTY OF COOK }

I, the undersigned, a Notary Public

In and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Juan Delgadillo and Halina Kozuch, formerly known as Halina Delgadillo** 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, including the release and waiver of the right of homestead.

8 of November, 2023.



Commission expires 07/15/2027

NOTARY PUBLIC

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

*Alicja M. Sroka, Esq.*

*7742 West Higgins Road, Suite C102, Chicago, Illinois 60631*

## MAIL TO:

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

## SEND SUBSEQUENT TAX BILLS TO:

Juan Delgadillo  
 5940 North Odell Avenue, Unit 3A,  
 Chicago, Illinois 60631



EXEMPT UNDER PROVISIONS OF PARAGRAPH  
 E SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: 11/8/2023

*Halina Kozuch*

Signature of Buyer, Seller or Representative

Notary Public

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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: 11/8, 2023

Date: 11/8, 2023

Signature: Halina Kozuch  
Grantor or Agent

Signature: Juan M. Delgadillo  
Grantor or Agent

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said **Juan Delgadillo and Halina Kozuch**, formerly known as **Halina Delgadillo**,

this 8 day of November, 2023.

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



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.

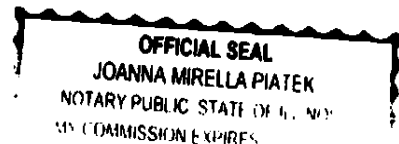
Date: 11/8, 2023

Signature: Juan M. Delgadillo  
Grantee or Agent

Subscribed and sworn to before me by the said **Juan Delgadillo**.

this 8 day of November, 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.

(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 3A AND GARAGE UNIT NO. 2 AS DELINEATED ON SURVEY OF THE 5940 NORTH ODELL BUILDING OF PART OF LOTS 8 AND 9 AND ALL OF LOT 10 IN KISLA'S 2<sup>ND</sup> SUBDIVISION OF PART OF THE EAST ½ OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A RESUBDIVISION OF PART OF LOT 2 IN KISLA'S SUBDIVISION OF PART OF THE EAST ½ OF SAID SECTION, ALL IN COOK COUNTY, ILLINOIS HEREINAFTER REFERED TO AS PARCEL WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 3, 1959 AND KNOWN AS TRUST NUMBER 3255, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24216065; TOGETHER WITH AN UNDIVIDED .0699 PERCENT INTEREST IN SAID PARCEL EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 12-01-401-038-1003 and 12-01-401-038-1015

Address of Real Estate: 5940 North Odell Avenue, Unit 3A and Garage Number 2, Chicago, Illinois 60631

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Property of Cook County Clerk's Office



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

12-01-401-038-1003 | 20231101672975 | 1-084-946-384  
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
12-01-401-038-1003	20231101672975   1-973-483-472