

# UNOFFICIAL COPY

Doc#: 2334006334 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/06/2023 03:52 PM Pg: 1 of 5

Dec ID 20231201686779  
ST/CO Stamp 1-608-548-304  
City Stamp 0-002-932-688

## Quit Claim Deed

### ILLINOIS STATUTORY

#### MAIL TO:

EDMUND R ZBIKOWSKI  
1711 Shirra Ct  
Arlngtn Hts, IL 60004-2314

#### NAME & ADDRESS OF TAXPAYER:

EDMUND R. ZBIKOWSKI  
1711 Shirra Ct  
Arlngtn Hts, IL 60004-2314

**THE GRANTORS** EDMUND R. ZBIKOWSKI, married ~~man~~ to Susan L Zbikowski

of Arlington Heights, of the Cook County, of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEYS AND QUIT CLAIMS TO

EDMUND R. ZBIKOWSKI, SUSAN L. ZBIKOWSKI, EDMUND J. ZBIKOWSKI, and THOMAS M. ZBIKOWSKI, as joint tenants of the Cook County and the State of Illinois, all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:  
(LEGAL DESCRIPTION)

SEE ATTACHED "EXHIBIT A"

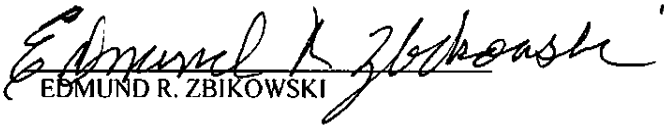
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever.

Permanent Index Number(s): 10-31-409-062-1039

Property Address: 6505 N Nashville Ave, Unit 508 Chicago, IL 60631

Dated this 1<sup>st</sup> day of November 2023

  
EDMUND R. ZBIKOWSKI

# UNOFFICIAL COPY

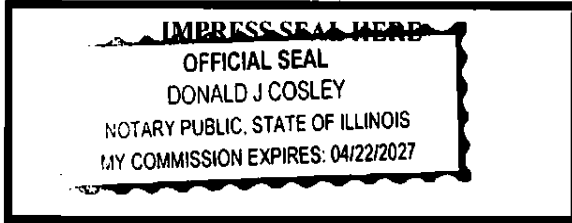
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, EDMUND R ZBIKOWSKI, personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 15<sup>th</sup> day of November 2023

*[Handwritten Signature]*

Notary Public  
My commission expires on 4.22.27



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

**NAME AND ADDRESS OF PREPARER:**

Cosley Law Office  
Donald J. Cosley  
3030 W. Salt Creek Lane, Suite 120  
Arlington Hts, IL 60005

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 31-45, PROPERTY TAX CODE.

DATE: 12/4/23

*[Handwritten Signature]*  
Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

# UNOFFICIAL COPY

## “EXHIBIT A”

### LEGAL DESCRIPTION:

UNIT NO. 508, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS “PARCEL”):

**PARCEL 1:** ALL THAT PART OF LOT 6 LYING SOUTHWESTERLY OF THE CENTER LINE OF MILWAUKEE AVENUE (EXCEPT THAT PART THEREOF TAKEN FOR STREET) IN BILLY CALDWELL'S RESERVATION IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LOT 1 AND THE NORTHWESTERLY 15 FEET OF LOT 2 IN THE SUBDIVISION OF LOT 1 IN HRUBY AND COMPANY'S SUBDIVISION OF A PART OF THE SOUTHEAST FRACTIONAL ¼ OF THE SOUTHEAST FRACTION ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL THE VACATED ALLEY LYING SOUTH AND SOUTHWESTERLY OF SAID LOT 1 AND LYING SOUTHWESTERLY OF SAID NORTHWESTERLY 15 FEET OF LOT 2 (EXCEPTING THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTHWESTERLY LINE OF SAID BILLY CALDWELL'S RESERVATION AT ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, THENCE SOUTH 34° 14' 10" EAST ALONG SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 500 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; CONTINUING THENCE SOUTH 34° 14' 10" EAST ALONG SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 231.77 FEET; THENCE SOUTH 55° 45' 50" WEST AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 186.455 FEET TO ITS POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 1 EXTENDED SOUTH; THENCE "NORTH" IN THE WEST LINE OF SAID LOT 1, 159.57 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 58° 28' 18" WEST IN THE SOUTHWESTERLY LINE OF SAID LOT 6, 112.55 FEET TO ITS POINT OF INTERSECTION WITH A LINE 50 FEET SOUTHEASTERLY OF (AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID MILWAUKEE AVENUE) AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 6, THENCE NORTH 56° 52' 50" EAST IN SAID PARALLEL LINE 142.90 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THE NORTHWESTERLY 50 FEET OF LOT 6 IN SAID BILLY CALDWELL'S RESERVATION IN COOK COUNTY, ILLINOIS.

**PACEL 2:** LOTS 6, 7, 8, AND 9 IN THE SUBDIVISION OF LOT 1 IN HRUBY AND COMPANY'S SUBDIVISION AFORESAID EXCEPTING THEREFROM THAT PART OF LOTS 6 AND 7 LYING SOUTHWESTERLY OF AND ADJOINING A LINE DRAWN FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 6 WITH THE SOUTH LINE OF LOT 6 IN THE NORTHWEST CORNER OF SAID LOT 7 AND ALSO EXCEPTING THE NORTHEASTERLY 4.0 FEET OF LOTS 6, 7 AND THAT PART OF LOT 8 WHICH LIES SOUTHEASTERLY OF THE SOUTHEASTERLY LINE EXTENDED SOUTHWESTERLY OF THE NORTHWESTERLY 15 FEET OF LOT 2 IN THE SUBDIVISION OF LOT 1 IN HRUBY AND COMPANY'S SUBDIVISION AS AFORESAID, ALL IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT C TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 12, 1974, AND KNOWN AS TRUST 63997, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 23015403, TOGETHER WITH AN UNDIVIDED 2.329 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 PLAT OF SURVEY).

# UNOFFICIAL COPY

**GRANTEE SECTION**

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold the title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 11 | 01 | 2023

Signature: *Susan J. Kobrowski*  
(Name)

Subscribed and sworn to before me Name of Notary Public:

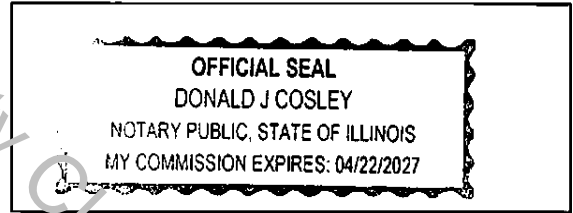
*Donald Cosley*

By the said (Name of Grantee): *Susan J. Kobrowski*

On this date of: 11 | 1 | 2023

NOTARY SIGNATURE: *[Signature]*

**AFFIX NOTARY STAMP BELOW**



**CRIMINAL LIABILITY NOTICE**

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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.

(Attach to **DEED OR ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a last 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 11 | 01 | 2023

Signature: Edmund R. Zbikowski  
EDMUND R. ZBIKOWSKI

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

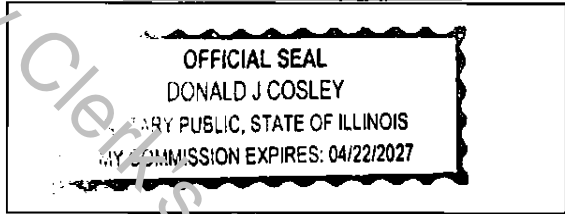
Subscribed and sworn to before me, Name of Notary Public: Donald Cosley

By the said (Name of Grantor): Ed Zbikowski

On this date of: 11 | 1 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



Property of Cook County Clerk's Office