



\*23352570240\*

QUIT CLAIM DEED

Doc# 2335257024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/18/2023 03:30 PM PG: 1 OF 4

THE GRANTOR(S):

Marcin S. Munik a/k/a Marcin Slawomir Munik, married to Monika B. Buchacz, of 1516 Algonquin Drive, Schaumburg, Illinois 60193, 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):

Munik M Properties 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: 1516 Algonquin Drive, Schaumburg, Illinois 60193.

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): 07-35-400-049-1004

Address of Real Estate:
811 Cross Creek Court, Unit D,
Roselle, Illinois 60172

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 grantor or his spouse.

Dated this 13th of December, 2023.

X [Signature] (SEAL)

Marcin S. Munik a/k/a
Marcin Slawomir Munik

REAL ESTATE TRANSFER TAX

18-Dec-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

07-35-400-049-1004

| 20231101677078 | 1-053-052-976

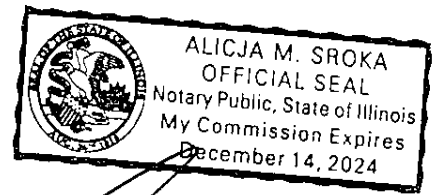
UNOFFICIAL COPY

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 **Marcin S. Munik a/k/a Marcin Slawomir Munik** is 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.

13 of December, 2023



Commission expires 12-14 2024

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:

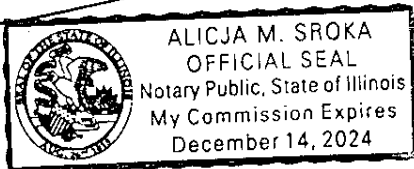
Munik M Properties LLC  
1516 Algonquin Drive,  
Schaumburg, Illinois 60193

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 31 - 45,  
REAL ESTATE TRANSFER TAX LAW

DATE: 12-13-2023

X \_\_\_\_\_  
Signature of Buyer, Seller or Representative

Notary Public



# UNOFFICIAL COPY

## EXHIBIT "A" LEGAL DESCRIPTION

**UNIT 1D AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):**

**THAT PART OF LOT 3 IN CROSS CREEK, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1979 AS DOCUMENT NO. 24835738 BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 24.93 FEET NORTH, AS MEASURED ALONG THE WEST LINE THEREOF AND 39.07 FEET EAST, AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE, OF THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 03 DEGREES 27 MINUTES 06 SECONDS WEST, 72.50 FEET; THENCE NORTH 86 DEGREES 32 MINUTES, 54 SECONDS EAST, 78.58 FEET; THENCE SOUTH 03 DEGREES 27 MINUTES 06 SECONDS EAST, 7.0 FEET; THENCE NORTH 86 DEGREES 32 MINUTES 54 SECONDS EAST 78.58 FEET; THENCE SOUTH 03 DEGREES 27 MINUTES 06 SECONDS EAST, 72.50 FEET; THENCE SOUTH 86 DEGREES 32 MINUTES 54 SECONDS WEST, 83.58 FEET; THENCE NORTH 03 DEGREES 27 MINUTES 06 SECONDS WEST, 7.0 FEET; THENCE SOUTH 86 DEGREES 32 MINUTES 54 SECONDS WEST, 73.58 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.**

**WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CROSS CREEK CONDOMINIUM BUILDING NO. 1 MADE BY JENART DEVELOPMENT CORP AND RECORDED IN THE OFFICE OF THE COOK COUNTY, RECORDER OF DEEDS AS DOCUMENT NUMBER 25297747; TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND OF BASEMENTS, RESTRICTIONS, COVENANTS AND SURVEY) IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number(s): **07-35-400-049-1004**

Address of Real Estate: **811 Cross Creek Court, Unit D, Roselle, Illinois 60172**

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

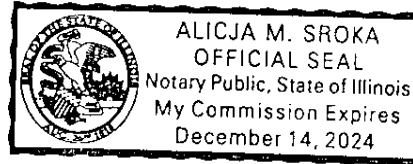
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12-13, 2023  
Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said **Marcin S. Munik a/k/a Marcin Slawomir Munik.**

this 13 day of **December, 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: 12-13, 2023  
Signature: [Signature]  
Grantee or Agent

Date: 12-13, 2023  
Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said **Marcin Slawomir Munik, not personally but as Manager of Munik M Properties LLC.**

Subscribed and sworn to before me by the said **Monika B. Buchacz, not personally but as Manager of Munik M Properties LLC.**

this 13<sup>th</sup> day of **December, 2023.**

this 13<sup>th</sup> day of **December, 2023.**

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

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 B misdemeanor for subsequent offenses.

(Attached to this Affidavit is a copy of the deed or assignment of beneficial interest in real estate recorded in Cook County, Illinois, if exempt under the provisions of Section 17-102 of the Illinois Real Estate Transfer Tax Act.)

