

# UNOFFICIAL COPY

Doc#: 2402613018 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/26/2024 09:33 AM Pg: 1 of 3

## QUIT CLAIM D E E D

THE GRANTOR, **GRZEGORZ KOZLOWSKI**, a married man\*, of the Village of Long Grove, County of Lake, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS** and **QUIT CLAIMS** to

Dec ID 20240101618019  
ST/CO Stamp 1-502-448-688

**GRZEGORZ KOZLOWSKI**, a married man, of the Village of Long Grove, County of Cook, State of Illinois, and **JADWIGA RYDZEWSKA**, a single woman, of 1324 Geneva Drive, Apt. 2A, Palatine, IL 60074, the following described Real Estate as Joint Tenants:

**BUILDING 3 UNIT 1324-2A IN WINDSOR COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY DESCRIBED AS FOLLOWS:**

**THE EAST 5 ACRES OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTERLINE OF RAND ROAD (ALSO KNOWN AS U.S. ROUTE 12) IN COOK COUNTY, ILLINOIS.**

**WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 31, 2005 AS DOCUMENT 03119002 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**COMMONLY KNOWN AS:** 1324 Geneva Drive, Unit 2A, Palatine, IL 60074  
**PIN:** 02-12-200-108-1043

The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

**SUBJECT TO:** Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2023 and subsequent years.

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DATED this 26 day of December, 2023.

  
(SEAL)  
**GRZEGORZ KOZLOWSKI**

\*This is not a homestead property of Grantor or Grantor's Spouse.

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **GRZEGORZ KOZLOWSKI** 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.

WITNESS my hand and official seal this 26<sup>th</sup> day of December, 2023.

Ewelina Tarcha  
NOTARY PUBLIC



Exempt under the provisions of Paragraph E  
Section 4, of the Real Estate Transfer Act

12/26/23     Magdalena Murzanski  
Date           Agent or Representative (TR)

Prepared by:  
Magdalena Murzanski, Attorney at Law, 11 N. Northwest Highway, Suite 121, Park Ridge, IL 60068

AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

JADWIGA RYDZEWSKA

JADWIGA RYDZEWSKA

1324 N. GENEVA DRIVE, APT. 2A

1324 N. GENEVA DRIVE, APT. 2A

PALATINE, IL 60074

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### 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 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 another 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: 12 1 26 1.2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

**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:

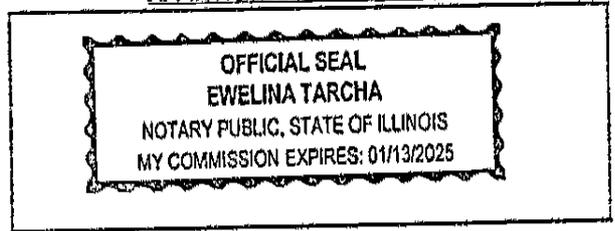
Ewelina Tarcha

By the said (Name of Grantor): Grzegorz Kozlowski

On this date of: 12 1 26 1.2023

NOTARY SIGNATURE: Ewelina Tarcha

AFFIX NOTARY STAMP BELOW



### 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 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: 12 1 26 1.2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

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

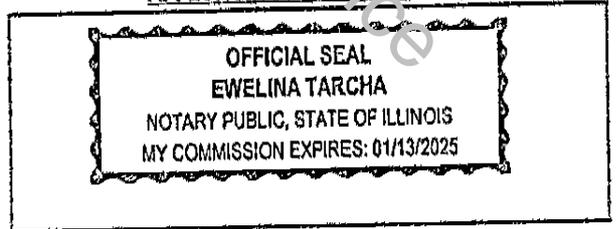
Ewelina Tarcha

By the said (Name of Grantee): Grzegorz Kozlowski

On this date of: 12 1 26 1.2023

NOTARY SIGNATURE: Ewelina Tarcha

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 **SECTION 4** of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)