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QUIT CLAIM DEED

ILLINOIS STATUTORY



Doc# 2403045003 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/30/2024 09:21 AM PG: 1 OF 4

THE GRANTORS, NICHOLAS SKWAREK with an address at 7102 Washington Street, Darien, IL 60561 and JOSEPH CARIOSCIA with an address at 15W622 82nd Street, Burr Ridge, IL 60527, RON SKWAREK with an address at 11110 Ashbrook Lane, Indian Head Park, IL 60525, and GEORGE CARIOSCIA with an address at 15W622 82nd Street, Burr Ridge, IL 60527 and MARIA CARIOSCIA with an address at 15W622 82nd Street, Burr Ridge, IL 60527 for the consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

CONVEY and QUIT CLAIM to THE GRANTEE, NSJC INVESTMENTS, LLC, OXFORD SERIES, with an address at 7102 Washington Street, Darien, IL 60561, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Common Address: 16600 Oxford Drive, Markham, IL 60428

P.I.N.: 28-24-421-029-0000

Subject to covenants, conditions and restrictions of record.

Exempt Under Provision of Paragraph (e)
Section 4 of the Real Estate Transfer Act.

REAL ESTATE TRANSFER TAX

29-Jan-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

28-24-421-029-0000

| 20240101614512 | 1-294-543-920

Wayne M Skwarek 10/9/2023
Signature Date

DATED this 9th day of October, 2023

Nicholas Skwarek
Nicholas Skwarek, as Grantor and Member of Grantee

Joseph Carioscia
Joseph Carioscia, as Grantor and Member of Grantee

DATED this 9th day of October, 2023

Ron Skwarek
Ron Skwarek, as Grantor

DATED this 9th day of October, 2023

George Carioscia
George Carioscia, as Grantor

DATED this 9th day of October, 2023

Maria Carioscia
Maria Carioscia, as Grantor

28-24-421-029-0000



CITY OF MARKHAM
Real Estate Exempt Transfer Stamps

Date 01-17-2024

\$ 10.00

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Prepared by and Mail to:
Wayne M. Skwarek, Esq.
Outside Legal Counsel, Ltd.
2135 City Gate Lane, Suite 300
Naperville, Illinois 60563

Send Subsequent Tax Bills To:
NSJC Investments, LLC Oxford Series
710 Washington Street
Darien, IL 60561

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that NICHOLAS SKWAREK, JOSEPH CARIOSCIA, RON SKWAREK, GEORGE CARIOSCIA, and MARIA CARIOSCIA, personally known to me to be the same persons whose names 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.

Given under my hand and official seal this 9th day of October, 2023.


Notary Public



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Legal Description

LOT TWELVE (12) IN BLOCK 11 IN CANTERBURY GARDENS UNIT NO. 3, A RE-SUBDIVISION OF PART OF CANTERBURY GARDENS UNIT NO. 2, A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 9, 1957, AS DOCUMENT NUMBER 1747357.

Property Address: 16600 Oxford Drive, Markham, Illinois 60428

Parcel Number: 28-24-421-029-0000

Property of Cook County Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY

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 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 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 10-9-2023

Wayne M Skwarek
Signature Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Wayne M Skwarek THIS

9th day of October, 2023

Martha K Stockman
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 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 and hold title to real estate under the laws of the State of Illinois.

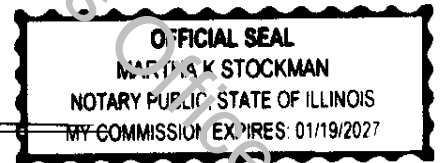
Dated 10-9-2023

Wayne M Skwarek
Signature Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Wayne M Skwarek THIS

9th day of October, 2023.

Martha K Stockman
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.

[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 Tax Act.]