

UNOFFICIAL COPY

Recording requested by:
Urszula Kowalski, Trustee
Trust Number TW-1, UTD 12/19/2006
5744 W. 89th St.
Oak Lawn, IL 60453

Doc#: 2409620095 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/5/2024 10:15 AM Pg: 1 of 5

and when recorded, please return this
deed and tax statements to:

Dec ID 20240301665084

Urszula Kowalski Living Trust
UTD 03/08/2024
Urszula Kowalski, Trustee
5744 W. 89th St.
Oak Lawn, IL 60453

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QUITCLAIM DEED

THE GRANTOR: Urszula Kowalski, Trustee, Trust Number TW-1, UTD 12/19/2006, whose address is 5744 W. 89th St., Oak Lawn, IL 60453, FOR A VALUABLE CONSIDERATION, in the amount of TEN AND NO/100 DOLLARS (\$10.00) in hand and other good and valuable consideration, conveys and quitclaims to Urszula Kowalski Living Trust UTD 03/08/2024, Urszula Kowalski, Trustee, 5744 W. 89th St., Oak Lawn, IL 60453, all interest in the following described real estate:

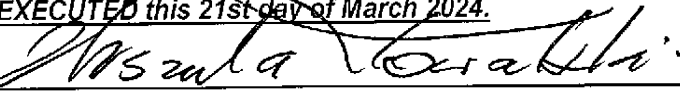
Parcel 1: See "Exhibit A"

Subject to 2024 Real Estate taxes and subsequent years

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above-described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Permanent Index Number(s) 24-05-302-069-1010
Property Address: 6233 West 94th Street, Unit 3-5 Oak Lawn, IL 60453

Exempt under real estate transfer tax act Section 4, Paragraph E & Cook Co Ord 15104 Paragraph E, EXECUTED this 21st day of March 2024.

X 
Urszula Kowalski

EXECUTED this 21st day of March 2024.

X 
Urszula Kowalski

UNOFFICIAL COPY

State of Illinois)

County of Cook) ss

I, the undersigned, a Notary Public in and for said Cook County, in the State of Illinois aforesaid, DO HEREBY CERTIFY THAT Urszula Kowalski subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he (she or they) signed and delivered the instrument as his (her or their) 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 21st day of March 2024.



M. Conroy

Signature of Notary Public
M. Conroy

Printed Name of Notary

My commission expires on 10/17, 2025

MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If required)

NAME & ADDRESS OF PREPARER:
Urszula Kowalski
5744 W. 89th St.
Oak Lawn, IL 60453

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE-DESCRIBED
PROPERTY HERE: **5744 W. 89th St.**
Oak Lawn, IL 60453

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

Exhibit A
UNOFFICIAL COPY

UNIT NUMBER 6233-3-"S" IN OAK RIDGE MANOR CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 183 FEET OF LOT 28 (EXCEPT THE WEST 183 FEET AND THE NORTH 33 FEET) IN OAK LAWN FARMS BEING A CHARLES W. JAMES SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4) OF COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 3, 1982, AS DOCUMENT NO. 26134889 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 24-05-302-069-1010

PROPERTY ADDRESS: 6233 W. 94TH ST., UNIT 3-S, OAK LAWN, ILLINOIS 60453

Property of Cook County Clerk's Office

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

DATED: 3 | 21 | 2024

SIGNATURE: _____

Shruti Kowalski
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: _____

M Conroy

By the said (Name of Grantor): URSULA KOWALSKI

On this date of: 3 | 21 | 2024

NOTARY SIGNATURE: *M Conroy*

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

DATED: 3 | 21 | 2024

SIGNATURE: _____

Shruti Kowalski
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: _____

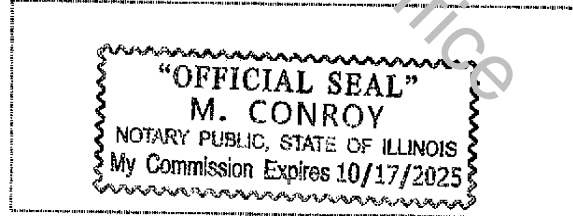
M Conroy

By the said (Name of Grantee) URSULA KOWALSKI

On this date of: 3 | 21 | 2024

NOTARY SIGNATURE: *M Conroy*

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)**

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9446 South Raymond Avenue, Oak Lawn Illinois 60453
Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

6233 W 94TH ST #3S

Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (D) of said Ordinance

Dated this 4TH day of APRIL, 2024

Thomas E. Phelan
Village Manager

Terry Vorderer
Village President

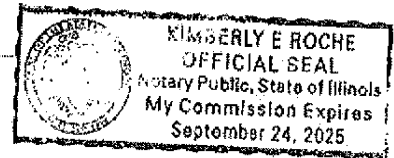
Claire Henning
Village Clerk

Thomas E. Phelan
Village Manager

Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
James Pembroke
Ralph Soch
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this

4TH Day of APRIL, 2024



Property of Cook County Clerk's Office