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QUIT CLAIM DEED



Doc# 2412910037 Fee \$88.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/8/2024 2:58 PM

PAGE: 1 OF 4

THE GRANTOR(S):

Adam Kukula. a widower, of 2825 North Newland Avenue, Chicago, Illinois 60634, 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):

Adam Kukula, as Trustee of the Adam Kukula Revocable Living Trust dated May 2, 2024.

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): 13-30-134 009-0000

Address of Real Estate: 2825 North Newland Avenue Chicago, Illinois 60634

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

Dated this 2nd of May, 2024.

REAL ESTATE TRANSFER T	TAX .	08-May-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-30-134-009-0000	20240401686949	1-463-605-552

Holey /hulle (SEAL)

REAL ESTATE TRANSFER TAX		08-May-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-30-134-009-0000 20240401686949 1-158-633-776

* Total does not include any applicable benalty or interest due.

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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 **Adam Kukula** 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, including the release and waiver of the right of homestead.

2nd of May, 2024.

ALICJA M. SROKA
OFFICIAL SEAL
Notáry Public, State of Illinois
My Commission Expires
December 14, 2024

Commission expires 12-19, 202

This instrument was prepared by: Alicja M. Sroka & Associates, P.C.

Alicja M. Sroka, Esq.

7742 West Higgins Road, Suit C102, Chicago, Illinois 60631

MAIL TO:

Alicja M. Sroka & Associates, P.C. Alicja M. Sroka, Esq. 7742 West Higgins Road, Suite C102, Chicago, Illinois 60631

SEND SUBSEQUENT TAX BILLS TO:

Kukula Revocable Living Trust, C/O Adam Kukula 2825 North Newland Avenue, Chicago, Illinois 60634

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 – 45,

REAL ESTATE TRANSFER TAX LAW DATE: 5-2-29

Signature of Buyer, Seller or Representative

NOTARY PUBLIC

ALICJA M. SROKA
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 14, 2024

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EXHIBIT "A" LEGAL DESCRIPTION

THE NORTH 38.00 FEET OF LOT 102 IN MONT CLARE GARDEN'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1911 AS DOCUMENT NO. 4751654, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-30-134-009-0000

eal Estate.

Opening Clerk's Office Address of Real Estate: 2825 North Newland Avenue, Chicago, Illinois 60634

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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

Signature:

Grantor or Agent

Subscribed and sworm before me by the said Adam Kukula.

this 2nd day of May/2024

NOTARY PUBLIC

The grantee or his agent affirms and verifies hat 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 nold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate

ALICJA M. SROKA

OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expire
December 14, 27

10/45C

ALICJA M. SROKA
OFFICIAL SEAL
lotary Public, State of Illinois

My Commission Expires December 14, 2024

under the laws of the State of Illinois.

Date_

Signature:

Grantee or Agent

Subscribed and worn to before me by the said Adam Kukula.

this 2nd day of May, 2024.

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.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)