

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Doc#: 2413827121 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/17/2024 11:21 AM Pg: 1 of 4

Dec ID 20240501604602

ST/Co Stamp 1-785-693-488 ST Tax \$0.00 CO Tax \$0.00

This agreement made this 22<sup>nd</sup> day of April  
2024, between **Pawel Sieminski**, a  
married man of River Grove,  
party of the first part, **Maksym Rygielski**, a  
married man party of the second part.

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and QUIT CLAIM(S)** unto the party of the second part, and to its heirs and assigns, **FOREVER**, all the following described real estate, situated and described as follows, to wit:

**LEGAL DESCRIPTION:** See attached "Exhibit A"

**COMMONLY KNOWN AS:** 3001 Paris Ave. Unit 108, River Grove, IL 60171

**PIN:** 12-26-207-014-1008

**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 2022 and subsequent years.

This is not a homestead property.

**Grantee's Address:** 3001 Paris Ave. Unit 108, River Grove, IL 60171



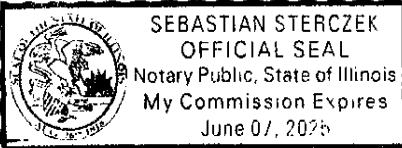
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Pawel Sieminski

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that between Pawel Sieminski personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such, 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 22<sup>nd</sup> day of April, 2024



Commission expires 6/7, 2025. SSA  
NOTARY PUBLIC

MAIL TO:

Maksym Rygidzki  
3001 N. Paris Ave Unit 108  
River Grove, IL 60171

SEND SUBSEQUENT TAX BILLS TO:

Maksym Rygidzki  
3001 N. Paris Ave Unit 108  
River Grove, IL 60171

Recorder's Office Box No. \_\_\_\_\_

Prepared by: Whitacre and Stefanczuk LTD, 900 Jorie Blvd. Ste 200, Oak Brook, IL 60523

EXEMPT UNDER PROVISION OF  
PARAGRAPH E, SECTION 31-45, REAL  
ESTATE TRANSFER ACT.

DATE: 4/26/24


Signature of Seller, Buyer, or Representative

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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 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: 4/22/24, 2024.

Signature:   
Grantor or Agent

Subscribed and sworn to before me, By the said Darrel Stamer, This 22<sup>nd</sup> day of April, 2024.

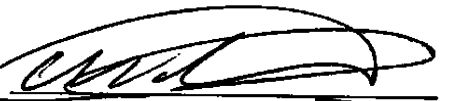
Commission expires 6/7, 20 25

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

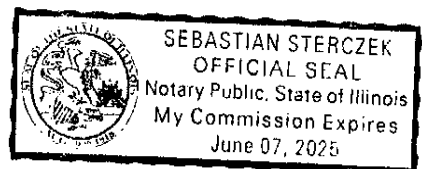
Dated: 4/22/24, 2024.

Signature:   
Grantee or Agent

Subscribed and sworn to before me, By the said Darrel Stamer, This 22<sup>nd</sup> day of April, 2024.

Commission expires 6/2, 20 25

  
NOTARY PUBLIC



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## EXHIBIT A

### LEGAL DESCRIPTION:

UNIT 108 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BELMONT HEIGHTS NUMBER 7 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 20129099, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office