

UNOFFICIAL COPY

QUIT CLAIM DEED
Statutory (ILLINOIS)

Doc#: 2415814294 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/6/2024 10:18 AM Pg: 1 of 3

MAIL TO:

Wator & Associates, P.C.
Attorneys at Law
10711 S. Roberts Road
Palos Hills, Illinois 60465

Doc ID 20240501612930

TAX BILL TO:

Anna Stopka Trust
Dated January 10, 2024
8215 Daniel Drive
Justice, Illinois 60458

THE GRANTORS, ANNA STOPKA, a widowed woman, of the Village of Justice, County of Cook, State of Illinois for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEY and QUIT CLAIM to the GRANTEE, Anna Stopka as Trustee of the ANNA STOPKA TRUST, dated January 10, 2024, a living trust governed by the laws of the State of Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 18-35-202-062-0000

PROPERTY ADDRESS: 8215 Daniel Drive
Justice, Illinois 60458

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

COOK COUNTY - ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: 1/10/2024

x Anna Stopka
Anna Stopka, Settlor

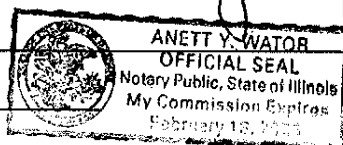
STATE OF ILLINOIS }
 } ss.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANNA STOPKA, 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 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 any right of homestead.

Given under my hand and official seal this 10 day of January, 2024.

Commission expires:

NOTARY PUBLIC



PREPARED BY:

DARIUSZ T. WATOR, ESQ.
WATOR & ASSOCIATES, P.C.
10711 SOUTH ROBERTS ROAD
PALOS HILLS, ILLINOIS 60465

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PARCEL 1: THAT PART OF LOT 2 IN MODERN JUSTICE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST 1/4 OF SAID LOT 2, THENCE NORTH 89 DEGREES 42 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 202.39 FEET TO THE WEST-MOST EAST LINE OF SAID LOT 2; THENCE NORTH 0 DEGREES 02 MINUTES 15 SECONDS EAST 9.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 02 MINUTES 15 SECONDS EAST 19.95 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 37 SECONDS WEST 91.50 FEET TO A POINT 25.50 FEET EAST OF THE WEST LINE OF SAID LOT 2, AND 69.62 FEET NORTH OF THE SOUTH-MOST LINE OF SAID LOT 2; THENCE SOUTH 0 DEGREES 02 MINUTES 15 SECONDS WEST AND PARALLEL WITH SAID WEST LINE OF LOT 2, A DISTANCE OF 19.95 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 37 SECONDS EAST 61.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED MAY 10, 1990 AND RECORDED MAY 16, 1990 AS DOCUMENT 90225800 FOR INGRESS AND EGRESS.

PERMANENT INDEX NUMBER: 18-35-202-062-0000

**PROPERTY ADDRESS: 8215 Daniel Drive
Justice, Illinois 60458**

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

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: Jan 10, 2024

SIGNATURE: _____

GRANTOR or AGENT

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

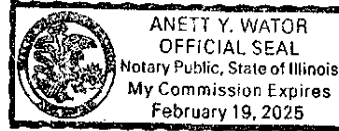
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Denise J. Wator

On this date of: Jan 10, 2024

NOTARY SIGNATURE: _____

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: Jan 10, 2024

SIGNATURE: _____

GRANTEE or AGENT

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

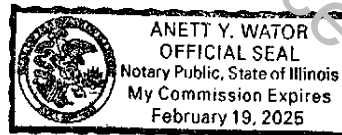
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Denise J. Wator

On this date of: Jan 10, 2024

NOTARY SIGNATURE: _____

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

(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))