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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/6/2024 1:56 PM Pg: 1 of 2

Doc ID 20240301651222

QUIT CLAIM DEED IN TRUST

Mail Recorded Deed to:

Stanislaw J. Skupien
Skupien Law Office, P.C.
10550 S. Roberts Rd.
Palos Hills, IL 60465

Send Tax Bills to:

Richard J. Nowak
7707 S. Moody Ave.
Burbank, IL 60459

THIS INDENTURE WITNESSETH, that the Grantor, Richard J. Nowak, divorced and not since remarried, of the City of Burbank, County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEYS and QUIT CLAIMS TO Richard J. Nowak of 7707 South Moody Avenue, Burbank, Illinois 60459, not individually but as Trustee under the provisions of a trust agreement dated the 11th day of March, 2024 and known as the RICHARD J. NOWAK TRUST NUMBER 7707 MOODY, the following described real estate, to-wit:

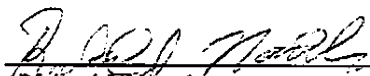
LOT 37 IN BLOCK 5 IN FREDERICK H. BARTLETT'S FIRST ADDITION TO GREATER 79TH STREET SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, ALSO THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 7707 South Moody Avenue, Burbank, Illinois 60459

PIN: 19-29-305-004-0000

Subject to the following restrictions: a) all taxes and special assessments for the year 2023 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 11th day of March, 2024.


Richard J. Nowak

EXEMPT UNDER PROVISIONS OF PAR. E
SECTION 67-45, PROPERTY TAX CODE

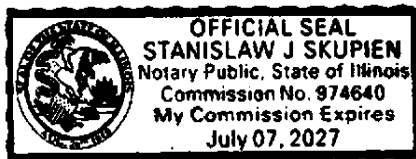
3-11-24
Date

Buyer/Seller Representative

STATE OF ILLINOIS (COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Richard J. Nowak, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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.

Given under my hand and Notarial Seal this 11th day of March, 2024.




Notary Public

EXEMPT
CITY OF BURBANK
REAL ESTATE TRANSFER TAX

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her 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 March 11, 2024 Signature *Robert J. Nardella*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor affiant this 11th day of March, 2024.

Notary Public *[Signature]*



The grantees or their 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 March 11, 2024 Signature *Robert J. Nardella*
Grantor or Agent

Subscribed and sworn to before me by the said Grantee affiant this 11th day of March, 2024.

Notary Public *[Signature]*

