

# UNOFFICIAL COPY

## QUITCLAIM DEED ILLINOIS STATUTORY TRUSTEE TO INDIVIDUAL



Doc# 2418422040 Fee \$93.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 7/2/2024 10:55 AM  
PAGE: 1 OF 4

This document prepared by:

Yvonne Brower  
YSB Legal, LLC  
422 N. Northwest Hwy., Ste. B5  
Park Ridge, IL 60068

Above Space for Recorder's use only

**GRANTOR:** LECH SAWICKI (and his successors in interest) as Trustee of #7 Family Living Trust U/A dated June 3, 2015 of 505 N. McClurg Court, Suite 2105, Chicago, Illinois 60611, a single person, in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, **CONVEYS AND WARRANTS TO:**

**GRANTEE:** MICHEAL SAWICKI, a married man of the City of Park Ridge, State of Illinois

all interest in the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

TO HAVE AND TO HOLD said premises forever.

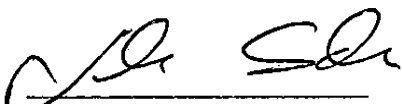
Permanent Real Estate Index Numbers: 14-31-321-062-1018; 14-31-321-062-1044


Address of Real Estate: 2111 W. Churchill, Unit 205 and Garage Unit 5, Chicago, Illinois 60647

**Subject only to:**

In Witness whereof, said Grantor has caused its name to be signed, to these presents by Lech Sawicki, this 1st day of January, 2024



**GRANTOR:**

  
LECH SAWICKI, as Trustee of  
The #7 Family Living Trust Under  
Agreement dated June 3, 2015

REAL ESTATE TRANSFER TAX		02-Jul-2024
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

14-31-321-062-1018 | 20240701643434 | 1-859-838-768

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		02-Jul-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

14-31-321-062-1018 | 20240701643434 | 0-096-133-936

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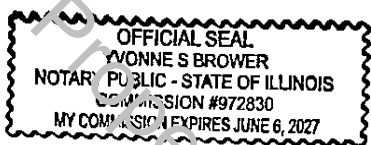
STATE OF ILLINOIS )

) ss.

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that LECH SAWICKI, 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 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 1st day of January, 2024



Yvonne S Brower  
Notary Public

This is an exempt transaction under Paragraph (1) of the Illinois Real Estate Transfer Tax Act. 35 ILCS 200/31-45(e).

1/1/2024  
Dated

Yvonne S Brower  
Signature

After Recording Please Mail To:

Yvonne Brower  
YSB Legal, LLC  
422 N. Northwest Hwy., Ste. B5  
Park Ridge, IL 60068

Send subsequent tax bill to:

Michael Sawicki  
1320 Granville Avenue  
Park Ridge, Illinois 60068

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## EXHIBIT A

STREET ADDRESS: 2111 WEST CHURCHILL  
CITY: CHICAGO  
COUNTY: COOK  
TAX NUMBER: 14-31-321-007-0000

### LEGAL DESCRIPTION

PARCEL 1: NUMBER 205 AND P-5, IN CHURCHILL ROW LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF DICKENSON'S SUBDIVISION OF LOTS 1 TO 8 INCLUSIVE IN BLOCK 21 IN YOUNG TRUSTEE'S SUBDIVISION OF THAT PART OF BLOCKS 21 AND 22 IN PIERCES ADDITION TO HOLSTEIN LYING NORTH OF THE NORTH LINE OF RAILROAD RIGHT OF WAY, ALSO LOTS 1, 2, 3 AND 4 AND THE NORTH 12 FEET OF LOT 4 IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED ALLEYS ADJOINING SAID LOTS, SAID PREMISES BEING ALSO DESCRIBED AS BEING AT THE SOUTHWEST CORNER OF CHURCHILL STREET AND NORTH HOYNE AVENUE, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020914084, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

THE (EXCLUSIVE) RIGHT TO THE USE OF STORAGE SPACES 5, A <LTD COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020914084.

Cook County Clerk's Office

# UNOFFICIAL COPY

## 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: 11/1/2024

SIGNATURE: [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:

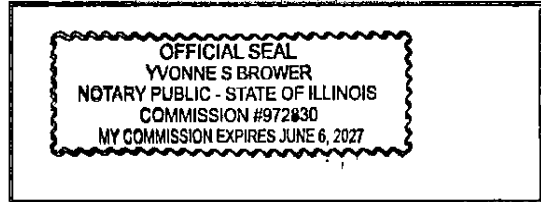
YVONNE S. BROWER

By the said (Name of Grantor): Lech Sawicki

On this date of: 11/1/2024

NOTARY SIGNATURE: [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 and hold title to real estate under the laws of the State of Illinois.

DATED: 11/1/2024

SIGNATURE: [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:

YVONNE S. BROWER

By the said (Name of Grantee): Michael Sawicki

On this date of: 11/1/2024

NOTARY SIGNATURE: [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 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)**