

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Doc#: 2424914887 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 9/5/2024 4:13 PM Pg: 1 of 3

Mail to &  
Send Subsequent Tax Bill to:

Andrew Ligas  
8630 Sayre Avenue  
Burbank, Illinois

Dec ID 20240901694520

THE GRANTOR **MARIA T. LIGAS**, the widow of BRUNO LIGAS, of the City of Burbank, County of Cook and State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars in hand paid, CONVEYS and QUIT CLAIMS to **ANDREW LIGAS**, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 8 IN MARI-AMEL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 IN MAYHER'S SUBDIVISION OF PART OF LOT 186 IN FREDERICK H. BARTLETT'S FIRST ADDITION TO FREDERICK H. BARTLETT'S 79TH STREET ACROSS OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 96385055, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 8630 S. Sayre Avenue, Unit 8, Burbank, Illinois 60459

P.I.N.(s): 19-31-319-046-1008

CITY OF BURBANK  
REAL ESTATE TRANSFER TAX

*83024*

**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 2024 and subsequent tax years.

Dated this 20<sup>th</sup> day of August 2024

*Maria T. Ligas*  
**MARIA T. LIGAS**

AFFIX TRANSFER TAX STAMP

Or  
"Exempt Under Provisions of Paragraph E"  
Section 4. Real Estate Transfer Tax Act

8-20-2024  
Date

*Maria T. Ligas*  
Buyer, Seller or Agent

# UNOFFICIAL COPY

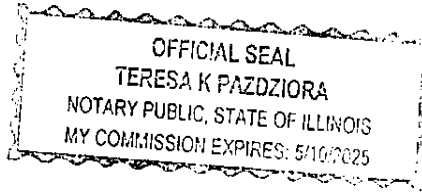
STATE OF ILLINOIS }

COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Maria T. Ligas**, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20<sup>th</sup> day of August 2024.

  
NOTARY PUBLIC



**This Instrument Prepared by:**

*Zbigniew S. Kois, Attorney at Law,  
10135 South Roberts Road Suite 210  
Palos Hills, Illinois 60465*

Property of 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: August 20, 2024

SIGNATURE: *Teresa Pazdziora*  
GRANTOR or AGENT

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

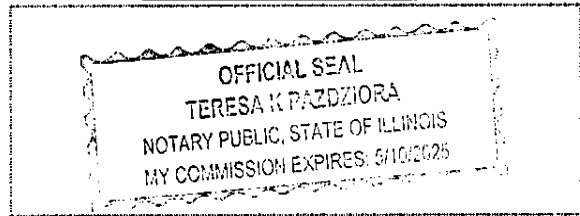
Subscribed and sworn to before me, Name of Notary Public: Teresa Pazdziora

By the said (Name of Grantor): \_\_\_\_\_

On this date of: August 20, 2024

NOTARY SIGNATURE: *Teresa K Pazdziora*

**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: August 20, 2024

SIGNATURE: *Teresa Pazdziora*  
GRANTEE or AGENT

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

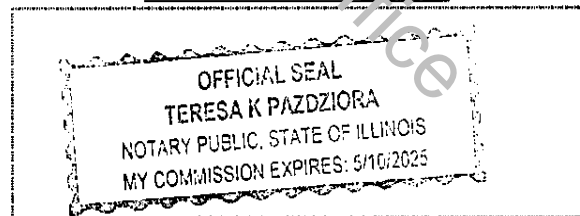
Subscribed and sworn to before me, Name of Notary Public: Teresa Pazdziora

By the said (Name of Grantee): \_\_\_\_\_

On this date of: August 20, 2024

NOTARY SIGNATURE: *Teresa K Pazdziora*

**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)**