

UNOFFICIAL COPY

This instrument was prepared by:

Ratko Musikic
1620 N. Wood Street
Chicago, IL 60622

After recording return to and send
subsequent tax bills to:

3515-23 W. Grand Ave, LLC
Ratko Musikic
1620 N. Wood Street
Chicago, IL 60622

FTL# 6719350
FREEDOM TITLE CORP.



Doc#: 1005749008 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/26/2010 11:15 AM Pg: 1 of 5

For Recorder's Office Use Only

QUIT CLAIM DEED

SM REAL ESTATE, INC., a(n) Illinois domestic corporation incorporated on February 21, 2002 with an organization identification number of 62050888 and involuntarily dissolved on of May 01, 2003, having an office at 1256 N. Marion Ct. Chicago, Illinois and **RATKO MUSIKIC**, residing at 1620 N. Wood St., Chicago, Illinois ("Grantor(s)"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, **CONVEYS AND QUIT CLAIMS** to **3515-23 W. GRAND AVE, LLC**, a(n) Illinois limited liability company organized on January 18, 2006 with an organization identification number of 01737686, having an office at 1620 N. Wood St., Chicago, Illinois ("Grantee") all interest in the real estate situated in the County of Cook, in the State of Illinois (the "Real Estate") and legally described as follows:

See attached "Exhibit A"

PIN: 16-02-403-003-0000, 16-02-403-004-0000 & 16-02-403-005-0000

Address: 3515-23 W. Grand Avenue, Chicago, IL 60651

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversions, remainder and remainders, rent, issues and profits thereof, and all the estate, right, title interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises as above described, unto the Grantee and its successors and assigns forever. This property is not homestead property as to Grantor.

TO HAVE AND TO HOLD, the said premises with the appurtenances thereto pertaining unto said Grantee forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors and assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged.

4x6
5x

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IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of December 17, 2009.



Ratko Musikic, President of SM Real Estate, Inc. a dissolved Illinois corporation



Ratko Musikic, individually

THIS TRANSACTION IS EXEMPT FROM THE PROVISIONS OF THE ILLINOIS REVENUE ACT, PURSUANT TO 35 ILCS 200/31-45(e) [and the Cook County Transfer Tax under Paragraph E.]

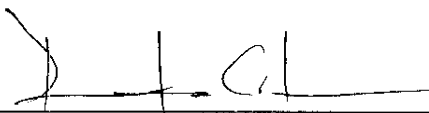


Grantor or Grantor's Agent

State of Illinois)
County of Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that RATKO MUSIKIC, personally known by me to be the PRESIDENT of SM Real Estate Inc., appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said PRESIDENT, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of DECEMBER, 2009.



Notary Public

UNOFFICIAL COPY

State of Illinois)
)
County of Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that DATKO MURKIC, 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.

Given under my hand and official seal, this 31st day of DECEMBER, 2009.



[Signature]
Notary Public

Property of Cook County Clerk's Office

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Exhibit A

Legal Description

PARCEL 1: THAT PART OF LOT 16 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 16, 5 FEET; THENCE NORTH ALONG A LINE DRAWN PARALLEL TO THE WEST LINE OF SAID LOT 16, 32.56 FEET MORE OR LESS TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LOT 16; THENCE SOUTHERLY ALONG THE NORTHWESTERLY LINE AND WESTERLY LINE OF SAID LOT 16 TO THE PLACE OF BEGINNING; ALSO ALL OF LOTS 17 AND 18, ALL IN CHARLES H. KUSEL'S SECOND SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2: LOT 16 EXCEPT THE PART THEREOF BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT, 32.56 FEET MORE OR LESS TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LOT; THENCE SOUTHERLY ALONG THE WESTERLY AND WESTERLY LINES OF SAID LOT TO THE PLACE OF BEGINNING; IN CHARLES H. KUSEL'S SECOND SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JULY 20, 1916 AS DOCUMENT NO. 5914109 (EXCEPTING THAT PART OF SAID LAND TAKEN FOR OPENING OF ST. LOUIS AVENUE), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOTS 12 TO 15 INCLUSIVE IN CHARLES H. KUSEL'S SECOND SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CKA: 3515-23 W. GRAND AVENUE, CHICAGO, IL 60651

PIN: 16-02-403-003-0000, 16-02-403-004-0000 & 16-02-403-005-0000

STATEMENT BY GRANTOR AND GRANTEE

UNOFFICIAL COPY

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

Dated DECEMBER 17, 2009

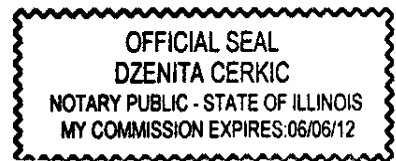
Signature: [Handwritten Signature] (Grantor or Agent)

Subscribed and sworn to before me by the

said GRANTOR

this 17th day of DECEMBER, 2009.

[Handwritten Signature] (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 and hold title to real estate under the laws of the State of Illinois.

Dated DECEMBER 17, 2009

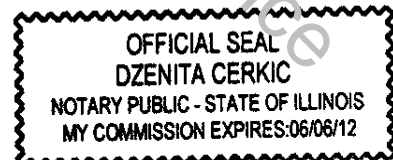
Signature: [Handwritten Signature] (Grantee or Agent)

Subscribed and sworn to before me by the

said GRANTOR

this 17th day of DECEMBER, 2009.

[Handwritten Signature] (Notary Public)



NOTE: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.]