

UNOFFICIAL COPY

**QUITCLAIM DEED
ILLINOIS (STATUTORY)
INDIVIDUALS TO LLC**



Doc#: 1617413035 **Fee:** \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/22/2016 09:49 AM Pg: 1 of 4

This document prepared by:

Law Firm of R.M. Dreger, P.C.
c/o Yvonne S. Brower
813 W. Randolph #200
Chicago, IL 60607

Above Space for Recorder's use only

GRANTORS: MARIOLA LOPUSKI, of 4012 N. Odell Avenue, Norridge, Illinois, and CHRISTOPHER LOPUSKI, duly appointed and qualified Independent Administrator of The Estate Of STANISLAW "STANLEY" LOPUSKI, now Deceased, under Letters of Office issued from the Circuit Court of Cook County, Probate Division, under Case Number 2014 P 006066, dated November 17, 2014, in consideration of the sum of **TEN (\$10.00) DOLLARS**, and other good and valuable consideration, in hand paid, **CONVEY AND WARRANT TO:**

GRANTEE: PURE PINE DEVELOPMENT, LLC, a limited liability company formed under the laws of the State of Illinois, of 6014 W. Diversey, Chicago, Illinois 60639

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: **13-15-129-041-0000 & 13-15-129-021-0000**

Address of Real Estate: 4426 N. Kilbourn, Chicago, Illinois 60630

In Witness whereof, said Grantors have caused their names to be signed, to these presents by MARIOLA LOPUSKI and CHRISTOPHER LOPUSKI, duly appointed and qualified Independent Administrator of The Estate Of STANISLAW "STANLEY" LOPUSKI, this 14th day of JUNE, 2016.

GRANTORS:


MARIOLA LOPUSKI


STANLEY LOPUSKI
By: Christopher Lopuski, Administrator
of the Estate of Stanley Lopuski

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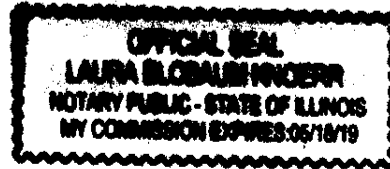
STATE OF ILLINOIS)
)
 COUNTY OF COOK) **ss.**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARIOLA LOPUSKI and CHRISTOPHER LOPUSKI, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their 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 19 day of June, 2016

Laura Blbaum Knorr

 Notary Public




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

6-19-2016

 Dated



Mariola Lopuski

 Signature

REAL ESTATE TRANSFER TAX		22-Jun-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-15-129-041-0000 | 20160601621352 | 0-768-660-800

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

REAL ESTATE TRANSFER TAX		22-Jun-2016
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-15-129-041-0000 | 20160601621352 | 0-457-413-952

After Recording Please Mail To:

Law Firm of R.M. Dreger, P.C.
 813 W. Randolph Street, Suite 1903
 Chicago, IL 60654

Send subsequent tax bill to:

Pure Pine Development, LLC
 6014 W. Diversey Ave.
 Chicago, Illinois 60639

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EXHIBIT A

**LOT 7 IN BLOCK 37 IN MONTROSE, IN SECTION 15, TOWNSHIP 40 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS**

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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.

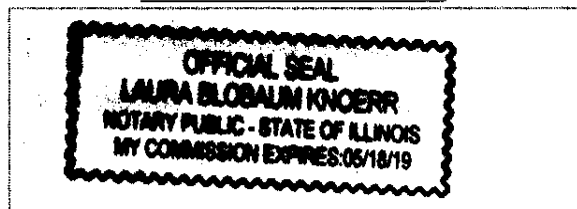
DATED: 6/19/2016SIGNATURE: [Signature]
GRANTOR or AGENT

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:

Laura Blobaum KncerrBy the said (Name of Grantor): Manuela Lopuski

AFFIX NOTARY STAMP BELOW

On this date of: 6/19/2016NOTARY SIGNATURE: Laura Blobaum Kncerr

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.

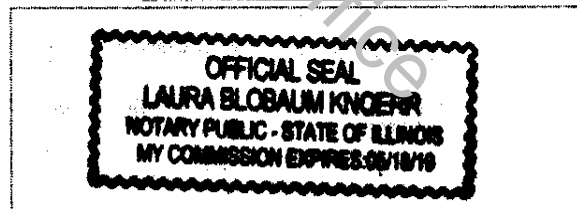
DATED: 6/19/2016SIGNATURE: [Signature]
GRANTEE or AGENT

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:

Laura Blobaum KncerrBy the said (Name of Grantee): Christopher Lopuski

AFFIX NOTARY STAMP BELOW

On this date of: 6/19/2016NOTARY SIGNATURE: Laura Blobaum Kncerr

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 **SECTION 4** of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

revised on 10.6.2015