

# UNOFFICIAL COPY



Doc# 1628113080 Fee \$42.00  
RHSP Fee:\$9.00RPRF Fee \$1.00  
Affidavit Fee: \$2.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 10/07/2016 03:40 PM Pg: 1 of 3

## QUIT CLAIM DEED

THE GRANTOR, ARIYA PROPERTIES LLC, an Illinois limited liability company and duly authorized to transact business in the State of Illinois, for and in consideration of Ten (\$10.00) Dollar; and other good and valuable consideration in hand paid, and pursuant to authority given to the Manager of said limited liability company,

### CONVEYS AND QUIT CLAIMS TO:

**SOCHI PROPERTIES INC**

2800 W. Peterson Ave Ste 202 Chicago, IL 60659

Not in Tenancy in Common, Not as Tenants by the Entirety, Not as in Joint Tenancy, but as a statutory individual, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: **SEE ATTACHED LEGAL DESCRIPTION.**

**PIN: 13-12-226-021-1020**

**PROPERTY ADDRESS: 2405 W Balmora Ave #3G Chicago, IL 60625**

Subject to: Covenants, condition, and restriction of record; public utility easements; general real estate taxes for the year of 2016 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

TRANSFER IS EXEMPT UNDER PROVISION OS SEC. 4, PAR. E REAL ESTATE TRANSFER ACT

Dated this 29<sup>th</sup> day of September, 2016.

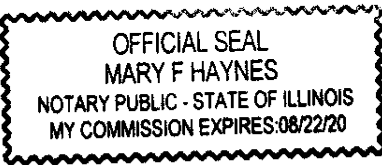
x M/L  
Ariya Properties LLC by its Manager

State of IL,  
County of Cook

I the undersigned a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY Ariya Properties LLC personally known by me to be the same persons whose name are subscribed to the foregoing instrument, appeared before be this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth including the waiver of the right of homestead.

Given under my hand official seal, this 29 day of September 2016.

Mary F Haynes



PREPARED BY: Ariya Properties LLC, 2900 Peterson Ave Ste 2 Chicago, IL 60659  
MAIL TO & SEND TAX BILL TO: **SOCHI PROPERTIES INC** 2800 W. Peterson Ave Ste 202  
Chicago, IL 60659

REAL ESTATE TRANSFER TAX 06-Oct-2016  
CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*  
13-12-226-021-1020 | 20161001666268 | 2-110-445-376

REAL ESTATE TRANSFER TAX 10-Oct-2016  
COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00  
13-12-226-021-1020 | 20161001666268 | 1-383-905-088



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

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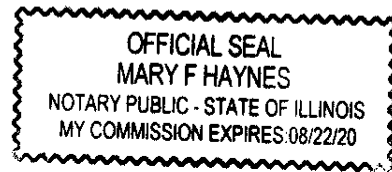
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 9-29-, 2016 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said [Signature]  
this 29 day of September,  
2016.



NOTARY PUBLIC [Signature]

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 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.

Date September 29, 2016 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Oksana Douglas  
This 29 day of September,  
2016.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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Property Clerk's Office

PARCEL 1: UNIT NUMBER 2405-3G IN THE BALMORAL COURTS CONDOMINIUMS III, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) ALSO A STRIP A LAND 16 1/2 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF THE SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST, ALL IN ASSESSOR'S DIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT, LYING WEST OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING 118.0 FEET WEST OF THE NORTH EAST CORNER THEREOF TO A POINT IN THE SOUTH LINE OF SAID TRACT, SAID POINT BEING 121.99 FEET WEST OF THE SOUTH EAST CORNER THEREOF, AND LYING SOUTH OF A LINE 88.73 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; ALSO THE WEST 18.0 FEET OF THE SOUTH 84.74 FEET THEREOF (AS MEASURED ALONG THE SOUTH AND WEST LINES) OF THE FOLLOWING TAKEN AS A TRACT; LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVE. AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVE. WIDENED) ALSO A STRIP OF LAND 16.5 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST, ALL IN ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0708915044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THE UNPROVIDED INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2 AND STORAGE SPACE S-20, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID