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Doc#: 1703155103 Fee: \$60.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/31/2017 11:41 AM Pg: 1 of 7

Dec ID 20170101607713
ST/CO Stamp 1-898-003-648
City Stamp 0-824-261-824

QUITCLAIM DEED 16a1404IL

GRANTOR, CHI PARTNERS LLC, 2905 SERIES, an Illinois limited liability company (herein, "Grantor"), whose address is 5201 N. Harlem Ave. Ste. 201, Chicago, IL 60656, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, PETER STERNIUK, a married man (herein, "Grantee"), whose address is 6041 N. Navarre Ave., Chicago, IL 60631, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 2905 N Springfield Ave.,
Chicago, IL 60618

Permanent Index Number: 13-26-120-019-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

To have and to hold said premises forever.

Dated this 9 day of December, 2016.

Ravenswood Title Company LLC
319 W. Ontario Street
Suite 214-A
Chicago, IL 60654

When recorded return to: ↑
PETER STERNIUK
6041 N. NAVARRE AVE.
CHICAGO, IL 60631

Send subsequent tax bills to:
PETER STERNIUK
6041 N. NAVARRE AVE.
CHICAGO, IL 60631

This instrument prepared by:
LEILA L. HALE, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

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GRANTOR

Chi Partners LLC, 2905 Series, an Illinois limited liability company

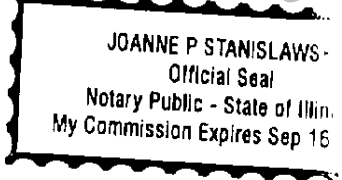
By: [Signature]
Printed Name: Marcin Sterniuk
Title: Member

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 12-9-16, by Marcin Sterniuk as Member of Chi Partners LLC, 2905 Series, an Illinois limited liability company.

[Affix Notary Seal]

Notary signature: [Signature]
Printed name: JOANNE P. STANISLAWSKI
My commission expires: 9-16-19



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

[Signature]
Signature of Buyer/Seller/Representative

12-9-16
Date

Property of Cook County Clerk's Office

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GRANTOR

Chi Partners LLC, 2905 Series, an Illinois limited liability company

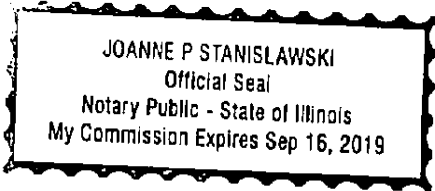
By: [Signature]
Printed Name: Andrzej Sterniuk
Title: Member

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 12-9-16, by Andrzej Sterniuk as Member of Chi Partners LLC, 2905 Series, an Illinois limited liability company.

[Affix Notary Seal]

Notary signature: [Signature]
Printed name: JOANNE P. STANISLAWSKI
My commission expires: 9-16-19



Property of Cook County Clerk's Office

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GRANTOR

Chi Partners LLC, 2905 Series, an Illinois limited liability company

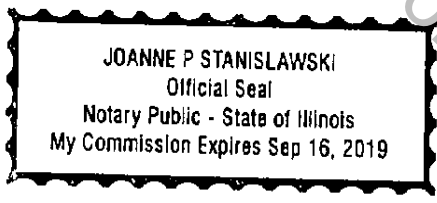
By: *[Signature]*
Printed Name: Peter Sterniuk
Title: Member

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 12-9-16, by Peter Sterniuk as Member of Chi Partners LLC, 2905 Series, an Illinois limited liability company.

[Affix Notary Seal]

Notary signature: *[Signature]*
Printed name: JOANNE P. STANISLAWSKI
My commission expires: 9-16-19



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STATEMENT OF GRANTOR/GRANTEE

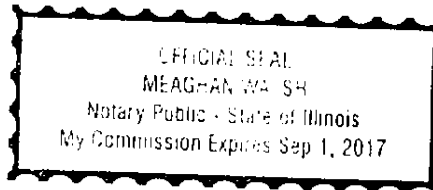
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated 9th Dec., 2016 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before

Me by the said [Signature]
this 9th day of December, 2016

Notary Public [Signature]



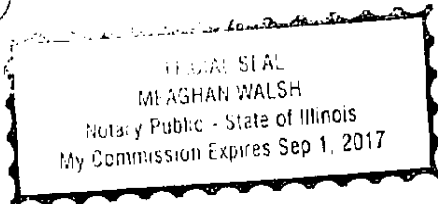
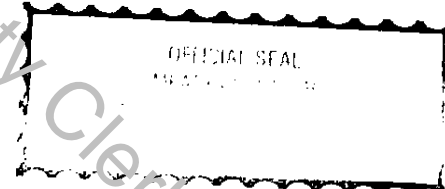
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated 9th Dec., 2016 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before

Me by the said [Signature]
this 9th day of December, 2016

Notary Public [Signature]



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COMPLETION INSTRUCTIONS

1. The deed must be signed in the presence of a notary public.
2. The notary public must sign, affix the notary seal and indicate date commission expires. If the notary seal does not reference the notary name, the name of the notary must be printed, typed or stamped below the notary signature.
3. If signature is on behalf of a **corporation**, the signature should be by the president or vice president, otherwise original, notarized corporate resolutions authorizing signature by another officer or agent must be recorded with the deed.

TRANSFER FORMS

The following must be submitted with the deed for recording or completed online:

Illinois Real Estate Transfer Declaration Form PTAX-203 must be submitted with the deed for recording IF a transfer tax is due. If no tax due and exemption shown on face of deed, the Form PTAX-203 need not be submitted.

As an alternative to the paper form, you may use the online form creation application at www.revenue.state.il.us/RETD. For property in select counties, you may complete and submit the transfer declaration online at <https://mytax.illinois.gov/mydec/>.

For property located in the City of Chicago the Real Estate Transfer Declaration, water certificate application and related forms are required to be completed and submitted online at <https://mytax.illinois.gov/mydec/>.

ESTIMATE OF RECORDING COST / TRANSFER TAX

Transfer tax: \$ ____.

Recording cost: \$ 58.25

Please note that the above is an estimate of the recording cost and/or transfer tax based upon limited information regarding the transaction. Though TurboDeed may assist in identifying a transfer tax obligation and/or applicable exemption, we cannot guarantee the tax consequences of a transfer as such determination is outside the scope of our work and may depend on a number of factors not made available to us. Any information provided herein regarding transfer tax and recording costs should be considered an advisory estimate only.

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EXHIBIT A

[Legal Description]

LOT 61 IN HEAFIELD'S SUBDIVISION OF LOT 12 (EXCEPT THE EAST 5 ACRES THEREOF) AND THE WEST 1/2 OF LOT 13 IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property is NOT the homestead real property of grantor.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.