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1707329186D

QUIT CLAIM DEED Illinois statutory

Doc# 1707329186 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2017 03:58 PM PG: 1 OF 4

For Recorder's Use Only

THE GRANTOR, B & M BUILDING PARTNERSHIP, an Illinois general partnership, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to B & M BUILDING LLC, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook, State of Illinois to wit:

PARCEL 1:

LOTS 27 AND 28 IN BLOCK 25 IN S. S. HAYES KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 29 IN BLOCK 25 IN S. S. HAYES KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 13-27-327-022-0000, 13-27-327-023-0000, and 13-27-327-024-0000

Address: 4430-38 West Fullerton, Chicago, Illinois 60639

Dated this 20th day of December, 2016

REAL ESTATE TRANSFER TAX		15-Mar-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-27-327-022-0000 20170301624207 0-688-315-072		

B & M BUILDING PARTNERSHIP

By: Vasilios Benetatos
Name: Vasilios Benetatos
Title: Partner

By: Andreas Benetatos
Name: Andreas Benetatos
Title: Partner

REAL ESTATE TRANSFER TAX		15-Mar-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-27-327-022-0000 20170301624207 1-915-706-048		

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

Bm

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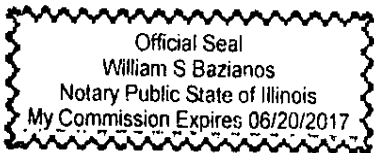
By: [Signature]
Name: Andrew Mourikes
Title: Partner

By: [Signature]
Name: James Mourikes
Title: Partner

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that VASILIOS BENETATOS, ANDREAS BENETATOS, ANDREW MOURIKES, AND JAMES MOURIKES, 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 20th day of December, 2016.



[Signature]
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-4 PROPERTY TAX CODE

B & M BUILDING PARTNERSHIP

By: [Signature]
Name: Vasilios Benetatos
Title: Partner

By: [Signature]
Name: Andreas Benetatos
Title: Partner

Dated December 20, 2016

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This instrument prepared by and after
recording return to:

William S. Bazianos, Esq.
2 N Riverside Plaza
Suite 1850
Chicago, Illinois 60606

Send Future Tax Bills to:

B & M BUILDING LLC
4404 West Fullerton Avenue
Chicago, Illinois 60639
Attention: Mr. Vasilios Benetatos

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

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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: 3 | 14 | 2017

SIGNATURE: [Signature]
GRANTOR or AGENT

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

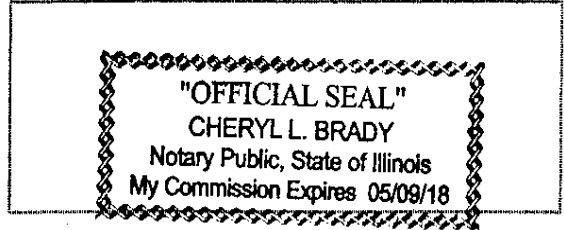
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): William S. Baziano

On this date of: 3 | 14 | 2017

NOTARY SIGNATURE: [Signature]

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

DATED: 3 | 14 | 2017

SIGNATURE: [Signature]
GRANTEE or AGENT

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

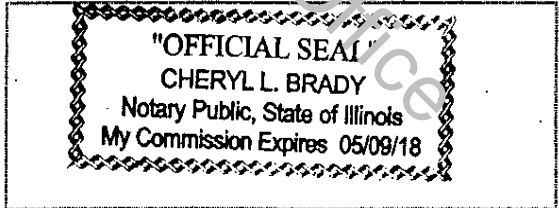
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): William S. Baziano

On this date of: 3 | 14 | 2017

NOTARY SIGNATURE: [Signature]

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