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1711155089D

QUIT CLAIM DEED
Statutory (Illinois)
(individuals to Corporation)

Doc# 1711155089 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/21/2017 03:46 PM PG: 1 OF 3

PRECISION TITLE

ACCOMMODATION

THE GRANTORS JOSETE S.
HIDVEGI and IMRE M.
HIDVEGI, a married couple of the
City of Chicago, County of Cook,
State of Illinois, for and in
consideration of TEN and no/100
DOLLARS in hand paid CONVEY
and QUIT CLAIM to J&I
HOLDINGS, LLC, an Illinois

Above space for recorder's use

Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois,
having its principal office at the following address: 5669 N. Rogers Avenue, Chicago, Illinois 60646, all
interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

**LOT 13 IN BLOCK 28 IN GARFIELD, A SUBDIVISION OF THE SOUTH EAST 1/4 OF
SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST
333 FEET OF THE SOUTH 1295 FEET THEREOF) EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.**

THIS IS NOT HOMESTEAD PROPERTY.

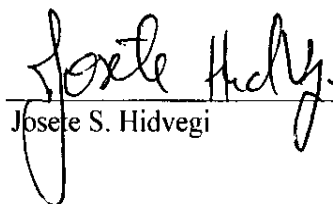
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the
State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, and to the general Taxes for 2016 and
subsequent years.

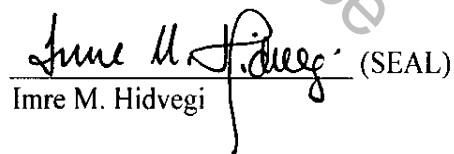
Permanent Real Estate Index Number(s): 13-34-427-013-0000

Address of Real Estate: 1625 N. Keeler Ave., Chicago, Illinois 60639

DATED this 23rd day of February, 2017


Jose S. Hidvegi

(SEAL)


Imre M. Hidvegi

(SEAL)

Please
Print or
Type Name(s)
Below Signatures(s)

Exempt under Real Estate Tax Law 35 ILCS 200/31-45, sub par. A

REAL ESTATE TRANSFER TAX

21-Apr-2017



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

13-34-427-013-0000 | 20170201615883 | 0-274-694-592

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

REAL ESTATE TRANSFER TAX

21-Apr-2017



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-34-427-013-0000

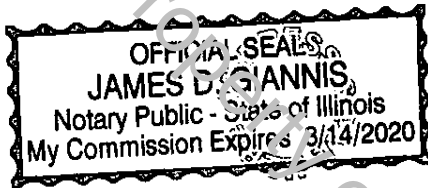
20170201615883 | 0-508-240-320


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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Josete S. Hidvegi and Imre M. Hidvegi are 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 23rd day of February, 2017.




 Notary Public

My Commission Expires:

3/14/2020

This instrument was prepared by:

James D. Giannis
 Attorney at Law
 2652 N. California Ave.
 Chicago, IL 60647

Mail to:

James D. Giannis
 Attorney at Law
 2652 N. California Ave.
 Chicago, IL 60647

Send subsequent tax bills to:

Mr. Imre Hidvegi
 5669 N. Rogers Avenue
 Chicago, Illinois 60646

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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 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 February 23, 2017.

Signature: *Forth Hadley*
GRANTOR or Agent

Subscribed and sworn to before me
by the said Forth Hadley
this 23 day of February, 2017.

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 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 February 23, 2017.

Signature: *Imre Hidvegi*
GRANTEE or Agent

Subscribed and sworn to before me
by the said Imre Hidvegi
this 23rd day of February, 2017.

Notary Public *[Signature]*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS