

QUIT CLAIM DEED

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MAIL TO:

Virginia D. Prihoda, Esq.
Law Offices of Virginia Prihoda
7551 N. Oakley Ave.
Chicago, IL 60645



Doc# 1714534085 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/25/2017 02:19 PM PG: 1 OF 3

NAME & ADDRESS OF TAXPAYER:

Wincarart LLC % Chris Tsiones
5116 N. Western Ave.
Chicago, IL 60659

THE GRANTOR, Chris Tsiones,

a single man, of the city of Chicago, in the County of Cook and State of Illinois, for and in consideration of TEN DOLLARS AND 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS to Wincarart LLC, an Illinois Limited Liability Company, of 5116 N. Western Ave., Chicago, IL 60625, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 17 IN BLOCK 15 IN W. F. KAISER AND COMPANY'S ARCADIA TERRACE BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 (EXCEPT THE WEST 33 FEET THEREOF) AND THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Address: 5806 N. Artesian Ave., Chicago, IL 60659

P.I.N. No.: 13-01-414-036-0000

Dated this 17th day of January, 2017

Chris Tsiones (Seal)
Chris Tsiones

State of Illinois)
County of Cook)

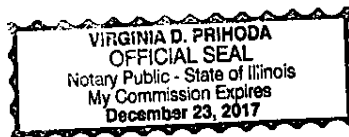
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Chris Tsiones, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official Seal this 17th day of January, 2017.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT

Virginia D. Prihoda, Atty 1-17-17
Signature of Buyer, Seller or Representative/Date

Virginia D. Prihoda
Notary Public for Illinois



CCRD REVIEW *[Signature]*

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 25-May-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-01-414-036-0000 | 20170501662129 | 0-048-310-720

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

REAL ESTATE TRANSFER TAX 25-May-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-01-414-036-0000 | 20170501662129 | 2-019-063-488

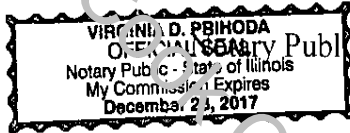
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STATEMENT BY GRANTOR AND GRANTEE

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 Jan. 17, 2017 Signature: Chin Tsun
Grantor or Agent

Subscribed and sworn to before me this 17th day of January, 2017.



[Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment or 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 Jan. 17, 2017 Signature: Chin Tsun
Grantee or Agent

Subscribed and sworn to before me this 17th day of January, 2017.



[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.)