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Chicago Title Insurance Company
**QUIT CLAIM DEED
ILLINOIS STATUTORY**



Doc# 1720139162 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/20/2017 02:03 PM PG: 1 OF 4

THE GRANTOR(S), LBG ENTERPRISES LLC, an Illinois Limited Liability Company, of the Village of Franklin Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIMS to LEONID GRINYA

(GRANTEE'S ADDRESS) 2340 W. Adams Street, Unit 32, Chicago, Illinois 60612

of the County of Cook 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 Exhibit "A"

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

Permanent Real Estate Index Number(s): 17-18-106-029-1032


Address(es) of Real Estate: 2340 W. Adams Street, Unit 32, Chicago, Illinois 60612

Dated this 15 day of June 2017



LBG ENTERPRISES LLC

By: Leonid Grinya
Leonid Grinya, not personally, but as
Sole Member and Manager

This Transaction is Exempt under the provisions of 35 ILCS 200/31-45 Paragraph E, Section 4, of the Real Estate Transfer Act

REAL ESTATE TRANSFER TAX	20-Jul-2017
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-18-106-029-1032 | 20170701692746 | 0-683-371-968

REAL ESTATE TRANSFER TAX	20-Jul-2017
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

17-18-106-029-1032 | 20170701692746 | 2-059-103-680

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

114

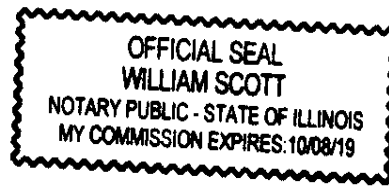
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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Leonid Grinya, personally known to me to be the 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 15th day of June, 2017.

(Notary Public) William Scott



Prepared By:
William F. Scott
Berger, Newmark & Fenchel P.C.
1753 N. Tripp Ave.
Chicago, IL 60639

Mail To:

Name & Address of Taxpayer:
Leonid Grinya
2340 W. Adams St., Unit 32
Chicago, IL 60612

Property of Cook County Clerk's Office

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EXHIBIT 'A'
LEGAL DESCRIPTION

FOR THE PROPERTY COMMONLY KNOWN AS:
2340 W. ADAMS STREET, UNIT 32, CHICAGO, IL 60612

UNIT 32, IN THE ADAMS PLACE TOWN HOMES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALL IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER: 0334432034, AND AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-18-106-029-1032

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

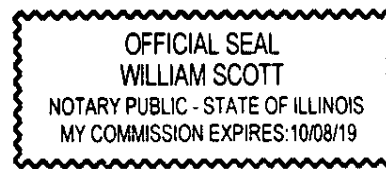
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 6/15/17

Signature: *Leo Galya*
Grantor or Agent

Subscribed and sworn to before me this 15th day of June, 2017.

Notary Public *William Scott*



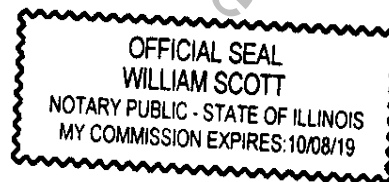
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 6/15/17

Signature: *Leo Galya*
Grantee or Agent

Subscribed and sworn to before me this 15th day of June, 2017.

Notary Public *William Scott*



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 Class A misdemeanor for subsequent offenses.

(Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)