

# UNOFFICIAL COPY



17PNW04814151  
18/15



Chicago Title Insurance Company

**QUIT CLAIM DEED  
ILLINOIS STATUTORY**

Doc#: 1723446094 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/22/2017 11:04 AM Pg: 1 of 3

Dec ID 20170801610829  
ST/CO Stamp 1-668-035-520  
City Stamp 0-594-293-696

THE GRANTOR, WESTRIDGE PROPERTY GROUP, LLC, an Illinois Limited Liability Corporation in good standing, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warrant to 11804 S. BISHOP, LLC, an Illinois Limited Liability Corporation in good standing, all interest in the following described Real Estate situated in the COOK in the State of Illinois, to wit:

**LOT 37 IN BLOCK 24 IN FREDERICK H. BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, BEING A PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

To hold in **FEE SIMPLE ABSOLUTE**, hereby waiving all rights, homestead rights and claims thereto.

Permanent Real Estate Index Number(s): 25-20-323-0<sup>1</sup>26-0000  
Address of Real Estate: 11804 S. Bishop<sup>3</sup>, Chicago, Illinois 60643

Dated: June 15, 2017

Westridge Property Group, LLC  
By: Greg Kalutsky, Manager

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS )

) ss.

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Greg Kalutsky, personally known to me to be the same person(s) whose name(s) is 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 official seal, this 13<sup>th</sup> day of June, 2016.



Ira Piltz (Notary Public)

**Prepared By:** Ira Piltz  
8170 McCormick Blvd, Suite 116  
Skokie, IL 60076

**Mail To:**  
Ira Piltz, Esq.  
8170 McCormick Blvd, Suite 116  
Skokie, IL 60076

**Name & Address of Taxpayer:**  
11804 S. Bishop, LLC  
2818 W. Fargo  
Chicago, IL 60645

Exempt Under Provisions of Paragraph 5  
Section 4, Real Estate Transfer Tax Act.

6/15/17 Ira Piltz  
Date Buyer, Seller Representative

# UNOFFICIAL COPY

## 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 6/15, 2017

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Greg Kalinsky  
this 15<sup>th</sup> day of June  
2017.

[Signature]  
Notary Public



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, 2017

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Greg Kalinsky  
this 15<sup>th</sup> day of June  
2017.

[Signature]  
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]