

UNOFFICIAL COPY



5/7/15
17PW0481418



Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 1723446098 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/22/2017 11:04 AM Pg: 1 of 3

Dec ID 20170801604831
ST/CO Stamp 1-530-319-808
City Stamp 0-456-577-984

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 11741 S. LAFLIN, 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 14 IN BLOCK 19 IN F. H. BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, BEING A SUBDIVISION 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): 25-20-316-014-0000
Address of Real Estate: 11741 S. Laflin, Chicago, IL 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 13th day of June, 2017.



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:
11741 S. Laflin, LLC
2818 W. Fargo
Chicago, IL 60645

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

8/15/17 *[Signature]*
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 Kuludsky
this 15th 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 Kuludsky
this 15th 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]