

# UNOFFICIAL COPY



\*1724329037D\*

Doc# 1724329037 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/31/2017 12:13 PM PG: 1 OF 3

## QUIT CLAIM DEED

(INDIVIDUAL TO LIMITED LIABILITY COMPANY)

THE GRANTOR, Emil Dontchev, a married person, of the City of Moraga, Contra Costa County of the State of California, for and in consideration of Ten and 00/100s DOLLARS, and other good and valuable consideration in hand paid, hereby REIMSES, RELEASES CONVEYS AND QUIT CLAIMS to:

TANGRA PROPERTIES LLC

an Illinois Limited Liability Company, organized and existing under and by virtue of the Laws of the State of Illinois, having its principal office at 1507 N. California Avenue, Chicago, Illinois 60622, the following property situated in the County of Cook and State of Illinois, to wit:

LOT 27 IN BLOCK 4 IN H.M. THOMPSON'S SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

together with all the appurtenances and privileges thereunto belonging or appertaining thereto.

Permanent Real Estate Index Number: 16-01-200-014-0000

Address of Real Estate: 1507 N. California Avenue, Chicago, Illinois 60622

DATED this 18th day of July, 2017

Emil Dontchev

REAL ESTATE TRANSFER TAX		31-Aug-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		31-Aug-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-01-200-014-0000 | 20170801616833 | 1-447-752-640

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

JA

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STATE OF CALIFORNIA )  
 )  
COUNTY OF CONTRA COSTA )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Emil Dontchev is personally known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purpose therein set forth.

Given under my hand and official seal this 18<sup>th</sup> day of July, 2017.



Daniel H. Brown  
NOTARY PUBLIC

This instrument was prepared by:

Daniel H. Brown  
Attorney at Law  
53 W. Jackson Blvd., Suite 703  
Chicago, IL 60604

MAIL TO:

Daniel H. Brown  
53 W. Jackson Blvd., Suite 703  
Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:

TANGRA PROPERTIES LLC  
1507 N. California Ave.  
Chicago, Illinois 60604

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45 REAL ESTATE TRANSFER TAX ACT

DATE: July 18, 2017

Emil Dontchev  
Grantor/Grantor's Attorney

THIS PROPERTY IS NOT USED FOR HOMESTEAD PURPOSES BY THE GRANTOR AND/OR HIS SPOUSE.

Emil Dontchev  
Grantor/Grantor's Attorney

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

PHONE:  
FAX:

## 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

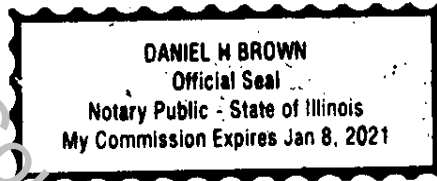
Dated July 18, 2017 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the

said Emil Dontchev

this 18<sup>th</sup> day of July  
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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

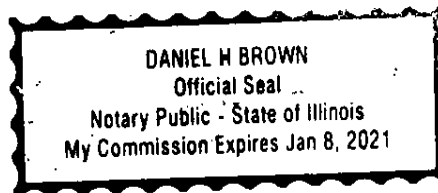
Dated July 18, 2017 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the

said Emil Dontchev

this 18<sup>th</sup> day of July  
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.]