


# UNOFFICIAL COPY

## QUIT CLAIM DEED (Illinois Statutory)



\*17268450330\*

Doc# 1726845033 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/25/2017 11:07 AM PG: 1 OF 4

That the Grantor, **MIA PROPERTY ACQUISITIONS, LLC - 2102 NATCHEZ**, an Illinois series limited liability company, of the County of Cook and State of Illinois for and in consideration of **TEN AND 00/100 DOLLARS**, and other good and valuable consideration in hand paid, **CONVEYS** and **QUIT CLAIMS** unto **2102 NATCHEZ, LLC**, an Illinois limited liability company, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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

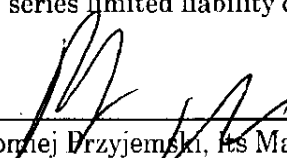
### SUBJECT TO:

Permanent Real Estate Index Number: 13-31-205-081-0000 13-31-205-083-0000

Address of Real Estate: 2040 & 2044 North Natchez Avenue  
Chicago, Illinois 60707

Dated this 15<sup>th</sup> day of Sept, 2017.

**MIA PROPERTY ACQUISITIONS, LLC - 2102  
NATCHEZ,**  
an Illinois series limited liability company

By:   
Bartłomiej Przyjemski, Its Manager

CCRD REVIEW 

### REAL ESTATE TRANSFER TAX

25-Sep-2017



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

### REAL ESTATE TRANSFER TAX

25-Sep-2017



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

13-31-205-081-0000 | 20170901622987 | 1-574-180-800

13-31-205-081-0000 | 20170901622987 | 0-916-940-736

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

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EXEMPT UNDER PROVISIONS OF PARAGRAPH 4(e), SEC. 31-45,  
REAL ESTATE TRANSFER TAX ACT.

DATE: Sept 15<sup>th</sup>, 2017.

[Signature]  
BUYER, SELLER, OR REPRESENTATIVE

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, Malgorzata Poplawski, a Notary Public in and for said County and State aforesaid, do hereby certify Bartlomiej Przyjemski, as Manager of **MIA PROPERTY ACQUISITIONS, LLC - 2102 NATCHEZ**, an Illinois series limited liability company, personally known to me to be the same person whose name is subscribed to the forgoing 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15<sup>th</sup> day of September, 2017.

Malgorzata Poplawski  
(Notary Public)

**Prepared By:**  
Michael T. O'Connor, Esq.  
Fuchs & Roselli, Ltd.  
440 West Randolph Street, Suite 500  
Chicago, Illinois 60606



**Mail To:**  
Michael T. O'Connor, Esq.  
Fuchs & Roselli, Ltd.  
440 West Randolph Street, Suite 500  
Chicago, Illinois 60606

**Name & Address of Taxpayer:**  
2102 Natchez, LLC  
3009 West Montrose Avenue  
Chicago, Illinois 60618

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## EXHIBIT "A"

### LEGAL DESCRIPTION

LOTS 1, 4, 5, 6 AND 7 IN UNO-NATCHEZ AVENUE SCHOOL BUILDING PARCEL SUBDIVISION, BEING A RESUBDIVISION OF PART OF EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2017 AS DOCUMENT 1716439098, IN COOK COUNTY, ILLINOIS.

ADDRESS. 2040 & 2044 NORTH NATCHEZ AVENUE, CHICAGO, ILLINOIS 60707

P.I.N. # 13-31-205-081-0000 13-31-205-083-0000

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

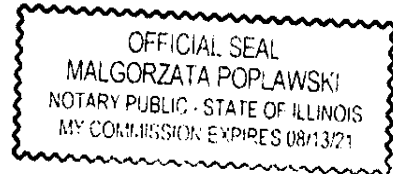
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: Sept 15<sup>th</sup>, 2017

**MIA PROPERTY ACQUISITIONS, LLC – 2102 NATCHEZ**  
an Illinois series limited liability company,

By: \_\_\_\_\_  
Name: Bartłomiej Przyjemski  
Its: Manager

Subscribed and sworn to before me by the said Agent this 15<sup>th</sup> day of September, 2017.



Notary Public Malgorzata Poplawski

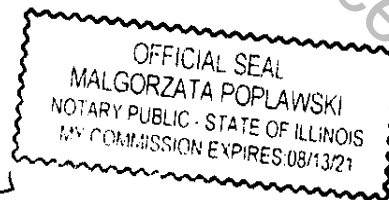
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: Sept. 15<sup>th</sup>, 2017

**2102 NATCHEZ, LLC,**  
an Illinois limited liability company

By: \_\_\_\_\_  
Name: Bartłomiej Przyjemski  
Its: Manager

Subscribed and sworn to before me by the said Agent this 15<sup>th</sup> day of September, 2017.



Notary Public Malgorzata Poplawski

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.)