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Doc#: 1734149391 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/07/2017 01:18 PM Pg: 1 of 2

QUIT CLAIM DEED Statutory (Illinois)

THE GRANTOR, VLADAN NOVAKOVIC, a single person, of the City of Chicago, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid CONVEYS AND QUIT CLAIMS to LION GROWTH LLC, 3125 N. ELSTON SERIES, an Illinois Limited Liability Company, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Dec ID 20170801601203
ST/CO Stamp 0-351-647-776
City Stamp 1-114-222-624

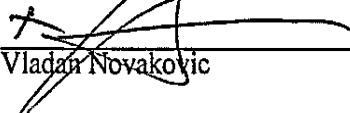
Lot 6 in the resubdivision of Lots 49 to 61 inclusive in Nisson's subdivision of part of Lot 1 in Richow and Baurmeister's subdivision of the west 1/2 of the northeast 1/4 of Section 25, Township 40 north, Range 13, east of the Third Principal Meridian, in Cook County, Illinois.

Tax No: 13-25-205-006-0000

Address of Property: 3125 N. Elston Avenue, Chicago, Illinois 60618

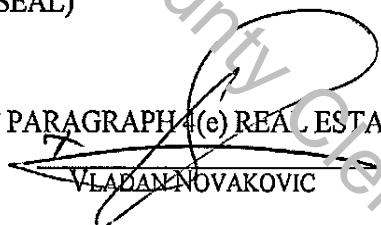
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

DATED THIS 15TH DAY OF October, 2017

 (SEAL)
Vladan Novakovic


EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 4(e) REAL ESTATE TRANSFER TAX ACT.

DATED: 10-15-17


VLADAN NOVAKOVIC

STATE OF ILLINOIS }
COUNTY OF Lake } SS

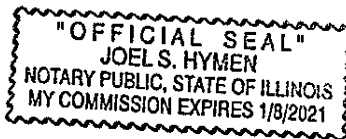
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that VLADAN NOVAKOVIC, a single person, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 15TH day of October, 2017 
NOTARY PUBLIC

THIS DEED PREPARED BY: HYMEN & BLAIR, P.C., 1411 MCHENRY ROAD, SUITE 125, BUFFALO GROVE, IL 60089

MAIL TO: Hymen & Blair, P.C.
1411 McHenry Road
Suite 125
Buffalo Grove, IL 60089

SEND TAX BILL TO:
Lion Growth LLC
2640 W. Wellington Ave
Chicago IL 60618



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

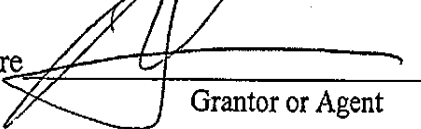


CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

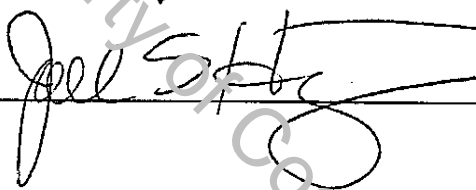
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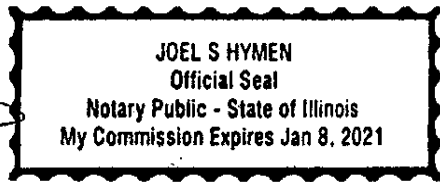
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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, 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.

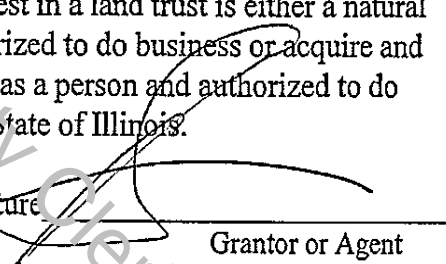
Dated this 2nd day of August, 2017. Signature  Grantor or Agent

Subscribed and sworn to before me by and said Vladan Novakovic this 2nd day of August, 2017.

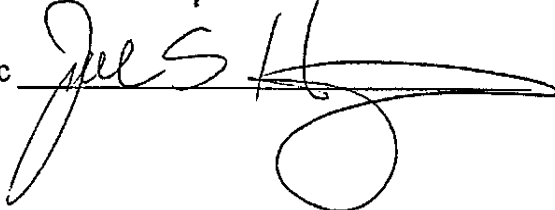
Notary Public 

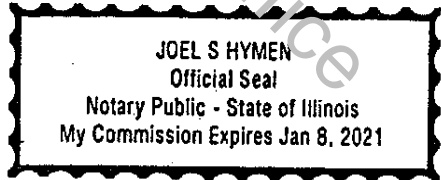


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 this 2nd day of August, 2017. Signature  Grantor or Agent

Subscribed and sworn to before me by and said Vladan Novakovic this 2nd day of August, 2017.

Notary Public 



Note: Any person who knowingly submits a false statement concerning the identity of a grantor/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 the provisions of Section 4, of Illinois Real Estate Transfer Tax Act.