

UNOFFICIAL COPY



\*1900855051D\*

Doc# 1900855051 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/08/2019 10:32 AM PG: 1 OF 4

## QUIT CLAIM DEED

THE GRANTOR(S), EXBUD LLC, an Illinois limited liability company, with its principal office at 713 Greenwood Rd, Glenview, IL 60025, for and in consideration of Ten (\$10.00) dollars, receipt of which is hereby acknowledged, does hereby **CONVEY and QUIT CLAIM** unto the GRANTEE, VERONICA LLP, an Illinois limited liability partnership, with its principal place of business located at 4935 W. Le Moyne Street, Chicago, IL 60651, all interest in the following described Real Estate, situated in the County of Cook in the State of Illinois:

*See Exhibit "A" attached hereto and made a part hereof*

COMMONLY KNOWN AS: 1647 W. 59th St., Chicago, IL 60636

PIN: 20-18-406-005-0000

### REAL ESTATE TRANSFER TAX

07-Jan-2019



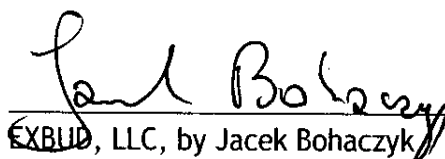
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-18-406-005-0000

20190101670749 | 1-431-680-672

"EXEMPT" UNDER PROVISIONS OF PARAGRAPH E. 35 ILCS 200/31-45, 3. REAL ESTATE TRANSFER ACT.

DATED this 19<sup>th</sup> day of December, 2018

 (SEAL)  
EXBUD, LLC, by Jacek Bohaczyk

### REAL ESTATE TRANSFER TAX

07-Jan-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-18-406-005-0000 | 20190101670749 | 1-250-588-320

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

## UNOFFICIAL COPY

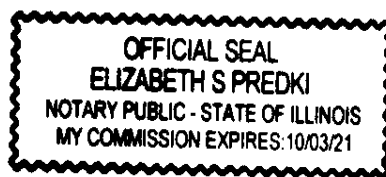
STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Jacek Bohaczyk, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 19<sup>th</sup> day of December, 20 18.

Elizabeth S. Predki  
NOTARY PUBLIC



PREPARED BY:  
Elizabeth Predki, Esq.  
6 Court of Charwood  
Northbrook, IL 60062

MAIL TO:

Veronica LLP  
4935 W. Le Moyne St.  
Chicago, IL 60651

SEND SUBSEQUENT TAX BILLS TO:

Veronica LLP  
4935 W. Le Moyne St.  
Chicago, IL 60651

Recorder's Office Box No. \_\_\_\_\_

# UNOFFICIAL COPY

## Exhibit A - Legal Description

LOT 6 IN BLOCK 2 IN DEMAREST'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE**  
AS REQUIRED BY SECTION 35 ILCS 200/31-47**GRANTOR SECTION**

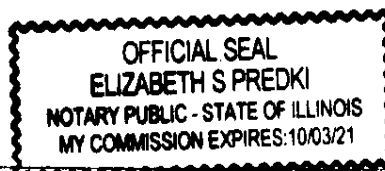
The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire 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 another 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: 12 | 19 | 2018SIGNATURE: Jan Bohacz

GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.Subscribed and sworn to before me, Name of Notary Public: Elizabeth S. PredkiBy the said (Name of Grantor): Jan Bohacz

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 19 | 2018NOTARY SIGNATURE: Elizabeth S. Predki**GRANTEE SECTION**

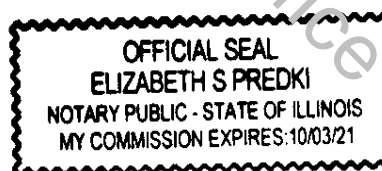
The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: 12 | 19 | 2018SIGNATURE: Jan Bohacz

GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.Subscribed and sworn to before me, Name of Notary Public: Elizabeth S. PredkiBy the said (Name of Grantee): Janek Bohacz

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 19 | 2018NOTARY SIGNATURE: Elizabeth S. Predki**CRIMINAL LIABILITY NOTICE**

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act**: (35 ILCS 200/Art. 31))

revised on 10.6.2015