

# UNOFFICIAL COPY



\*1901116049D\*

Doc# 1901116049 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/11/2019 12:44 PM PG: 1 OF 3

## QUIT CLAIM DEED

THE GRANTOR, Joseph A. Kopacz, an unmarried man, of 4008 North Clarendon Avenue, #2, Chicago, Illinois 60613, for and in consideration of ten and no/100 dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Kopy Holdings, LLC Series A, a limited liability company created and existing under and by virtue of the law of the State of Delaware, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### Legal Description:

UNIT 4008-2B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4008 NORTH CLARENDON AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 26949366 OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN J. T. BUNTING'S SUBDIVISION OF LOTS 3 AND 4 IN HULBERT'S SUBDIVISION OF THE SOUTH 1/2 OF LOT 9, IN HUNDLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTH 20 FEET OF LOT 8 IN HEDGES AND HULBERT'S SUBDIVISION OF THE NORTH 1/2 OF LOT 9 IN HUNDLEY'S SUBDIVISION AFORESAID AND LOTS 1, 2, AND 9 OF HULBERT'S SUBDIVISION OF THE SOUTH 1/2 OF LOT 9 IN HUNDLEY'S SUBDIVISION IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-17-418-025-1002

Address of Real Estate: 4008 N. Clarendon Avenue, #2, Chicago, Illinois 60613

TO HAVE AND TO HOLD the above granted premises as sole owner.

Dated this 27 day of December, 2018.

*Joseph A. Kopacz, by Mark H. Grohny,  
as attorney in fact (P.O.A.)*

Joseph A. Kopacz, Grantor

REAL ESTATE TRANSFER TAX	11-Jan-2019
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-17-418-025-1002 | 20190101676220 | 0-147-599-008

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

CCRD REVIEWER *(Signature)* 3/26/19

REAL ESTATE TRANSFER TAX	11-Jan-2019
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-17-418-025-1002 | 20190101676220 | 1-556-076-192

*(Signature)*

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STATE OF ILLINOIS

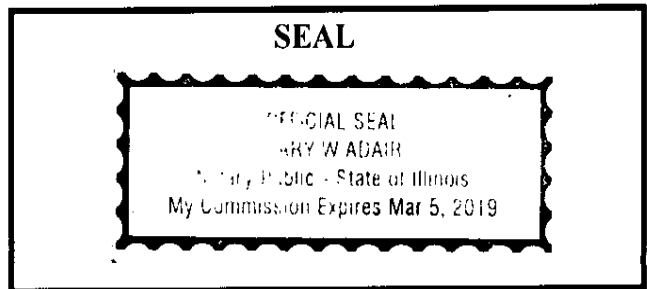
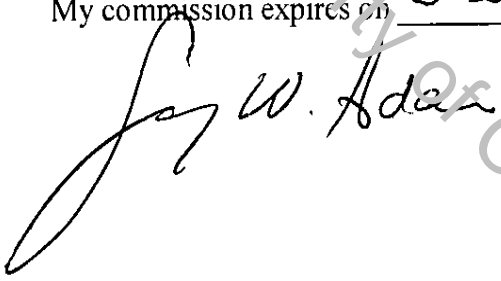
COUNTY OF COOK

Acknowledged and subscribed before me by Mark H. Graham as agent for Joseph A. Kopacz, an unmarried man, who: (check one) ( ) is personally known to me, (X) produced a current driver's license as identification, or ( ) produced other identification, to wit: \_\_\_\_\_, to be the same person whose name is subscribed to both this and 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.

Given under my hand and official seal, this 27<sup>th</sup> day of December, 2018. (Seal)

Notary Public

My commission expires on 3.5.19.



Prepared By:  
Mark A. Wolff  
Wolff Legal  
900 W. Jackson Blvd., Ste. 5E  
Chicago, Illinois 60607

Mail To:  
Kopy Holdings, LLC Series A  
c/o Paul Kopacz  
5387 Camden Avenue  
San Jose, California 95124

Send Subsequent Tax Bills To:  
Kopy Holdings, LLC Series A  
c/o Paul Kopacz  
5387 Camden Avenue  
San Jose, California 95124

Exempt under Provisions of Paragraph "e" Section 31-45, Illinois Property Tax Code

Dated this 27 day of December, 2018.

*Joseph A. Kopacz, by Mark H. Graham,  
as attorney in fact (POA)*  
\_\_\_\_\_  
Joseph A. Kopacz, Grantor

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### 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 and hold title to real estate under the laws of the State of Illinois.

DATED: Dec 27, 2018

SIGNATURE: Joseph A. Kopacz, by Mark H. Graham as attorney in fact (POA)  
GRANTOR or AGENT

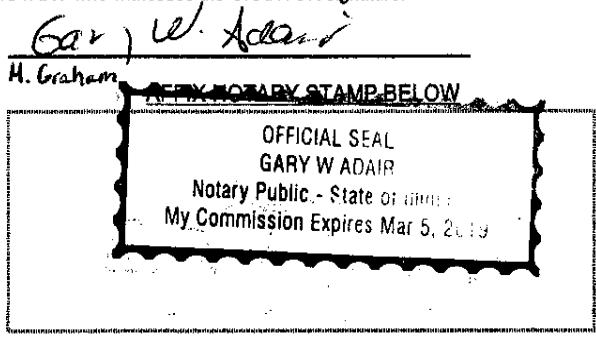
### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Joseph A. Kopacz, by Mark H. Graham as attorney in fact (POA)

On this date of: Dec 27, 2018

NOTARY SIGNATURE: [Signature]



### 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 and hold title to real estate under the laws of the State of Illinois.

DATED: Dec 26, 2018

SIGNATURE: [Signature]  
GRANTEE or AGENT

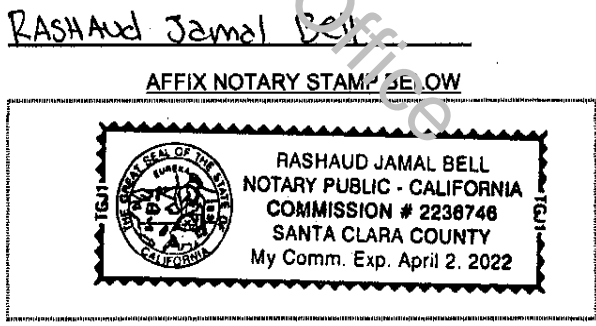
### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Paul Kopacz

On this date of: Dec 26, 2018

NOTARY SIGNATURE: [Signature]



**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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

rev. on 10.17.2016

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness accuracy, or validity of that document.

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