

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**QUIT CLAIM DEED  
ILLINOIS STATUTORY**



\*19095131820\*

Doc# 1909513182 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/05/2019 02:34 PM PG: 1 OF 4

THE GRANTOR(S), Leonid Grinya, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIMS to LBG Enterprises, LLC, an Illinois limited Liability Company

(GRANTEE'S ADDRESS) 323 E. Wacker Drive, Suite 234, Chicago, Illinois 60601

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED Legal Description Exhibit "A"

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

Permanent Real Estate Index Number(s): 17-18-106-029-1032

Address(es) of Real Estate: 2340 W. Adams, Unit 32, Chicago, Illinois 60612-3551

Dated this 11 day of March 2019

Leonid Grinya

This Transaction is Exempt under the provisions of 35 ILCS 200/31-45 Paragraph E, Section 4, of the Real Estate Transfer Act.

REAL ESTATE TRANSFER TAX		05-Apr-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-18-106-029-1032   20190401640077   0-201-663-392		

REAL ESTATE TRANSFER TAX		05-Apr-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-18-106-029-1032   20190401640077   0-989-012-896		

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

12

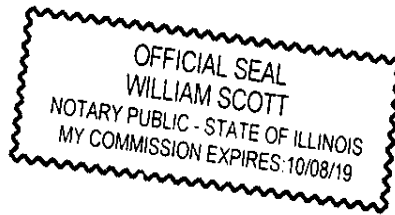
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STATE OF ILLINOIS)  
  ) ss.  
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Leonid Grinya, personally known to me to be the 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.

Given under my hand and official seal, this 11 day of March, 2019.

(Notary Public) William Scott



Prepared By:  
William F. Scott  
Berger, Newmark & Fenchel P.C.  
1753 N. Tripp Ave.  
Chicago, IL 60639

Mail To:  
LBG Enterprise, LLC  
323 E Wacker Dr, Suite 234  
Chicago, IL 60601

Name & Address of Taxpayer:  
LBG Enterprises, LLC  
323 E. Wacker Dr. Suite 234  
Chicago, IL 60601

Property of Cook County Clerk's Office

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## EXHIBIT 'A' LEGAL DESCRIPTION

FOR THE PROPERTY COMMONLY KNOWN AS:  
2340 W. ADAMS STREET, UNIT 32, CHICAGO, IL 60612

UNIT 32, IN THE ADAMS PLACE TOWN HOMES CONDOMINIUM, AS DELINEATED ON A SURVEY  
OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALL IN THE WEST ½ OF THE  
NORTHWEST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS  
EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT  
NUMBER:0334432014, AND AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS: 2340 W. Adams, Unit32, CHICAGO, ILLINOIS 60612

P.I.N.: 17-18-106-029-1032

Property of Cook County Clerk's Office

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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: 3 | 11 | 2019

SIGNATURE: *William Scott*  
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:

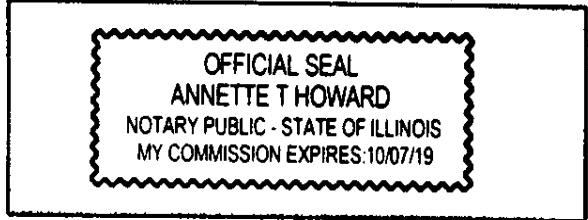
By the said (Name of Grantor): LEO GRINYA  
William Scott

On this date of: 3 | 11 | 2019

NOTARY SIGNATURE: *Annette Howard*

x ANNETTE T. HOWARD

AFFIX NOTARY STAMP BELOW



### 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: 3 | 11 | 2019

SIGNATURE: *William Scott*  
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:

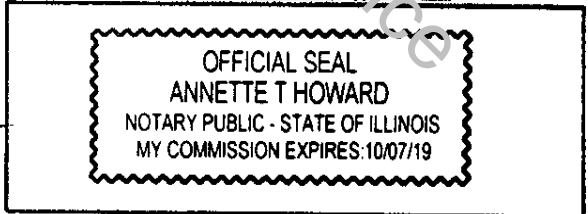
By the said (Name of Grantee): LBG Enterprises, LLC  
William Scott

On this date of: 3 | 11 | 2019

NOTARY SIGNATURE: *Annette Howard*

x ANNETTE T. HOWARD

AFFIX NOTARY STAMP BELOW



**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)**)