

# UNOFFICIAL COPY

This document was prepared by:

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Doc# 1909813115 Fee \$42.00

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

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EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/08/2019 10:45 AM PG: 1 OF 3

(The Above Space for Recorders Use Only)

## QUIT CLAIM DEED

Grantor, **PRIVATE VENTURES INC.**, of 1200 N. Ashland, Ste. 403, Chicago, County of Cook, State of Illinois 60622 for and in consideration of Ten Dollars, and other good and valuable consideration, in hand paid CONVEYS and QUIT CLAIMS to **SECURITY FIRST FINANCIAL CORPORATION**, an Illinois corporation, of 2190 Landwehr Road, Northbrook, County of Cook, State of Illinois 60062, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 26 IN BLOCK 4 IN GROSS' NORTHWEST ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-25-109-040-0000

Commonly known as: 2918 W. Nelson, Chicago, Illinois 60618

Subject to the following Permitted Exemptions: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general taxes not yet due and payable at the time of Closing.

THIS IS NOT HOMESTEAD PROPERTY.

including all improvements of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises") TO HAVE AND TO HOLD the premises in fee simple FOREVER.

Dated this 13th day of March, 2019:

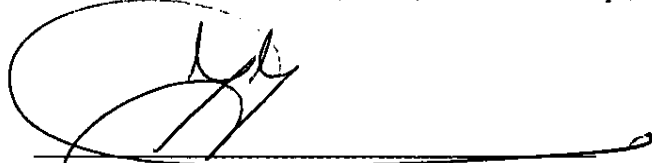
JSB

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IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed as of the day and year first above written.

**GRANTOR:**

PRIVATE VENTURES, INC., an Illinois corp.,

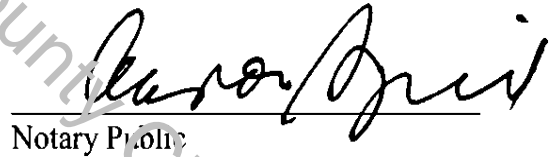


By: Michael Kevorkian, President

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Michael Kevorkian, as President of Private Ventures, Inc., whose name is subscribed to the within Instrument in as such capacity, and acknowledge 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 Notarial Seal, this 13th day of March, 2019.

  
Notary Public

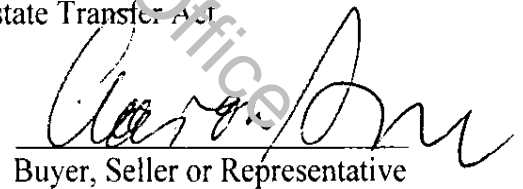
My Commission Expires


Send tax bills to:



Security First Financial Corp.  
2190 Landwehr Road  
Northbrook, IL 60062

Exempt under provisions of Paragraph E,  
Section 4, Real Estate Transfer Act

March 13, 2019  
Date

  
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		03-Apr-2019
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

REAL ESTATE TRANSFER TAX		05-Apr-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

13-25-109-040-0000 | 20190301624338 | 1-170-932-640

13-25-109-040-0000 | 20190301624338 | 0-367-469-472

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

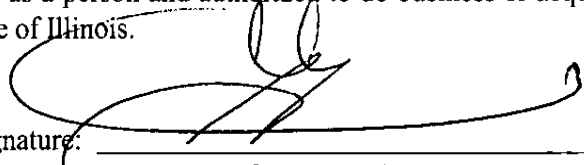
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## STATEMENT BY GRANTOR AND GRANTEE

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.

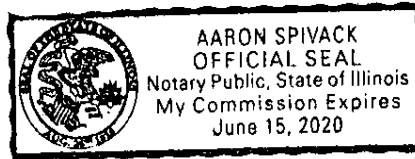
Dated: March 13, 2019

Signature: \_\_\_\_\_

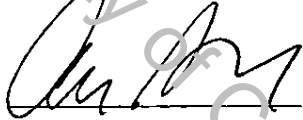


Grantor or Agent

Subscribed and sworn to before me by the said Michael Kevorkian, dated March 13, 2019.



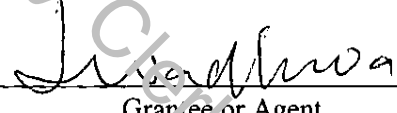
Notary Public \_\_\_\_\_



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.

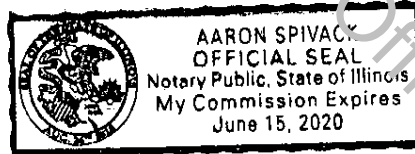
Dated: March 13, 2019

Signature: \_\_\_\_\_

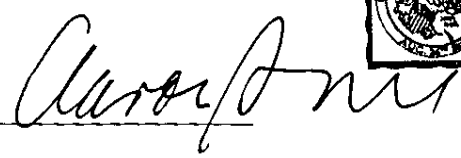


Grantee or Agent

Subscribed and sworn to before me by the said Jody Wadhwa, dated March 13, 2019.



Notary Public \_\_\_\_\_



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.