

# UNOFFICIAL COPY



\*1911518055D\*

Doc# 1911518055 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/25/2019 01:38 PM PG: 1 OF 4

## WARRANTY DEED - STATUTORY - ILLINOIS - (IND TO LLC)

THE GRANTOR(S): COSMIN AYRAM, OF THE CITY OF MORTON GROVE, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION CASH IN HAND PAID, CONVEY(S) AND WARRANT(S) TO:

COSMIN PROPERTIES LLC - 5651 SPAULDING  
(AN ILLINOIS SERIES LIMITED LIABILITY COMPANY)  
8610 N WAUKEGAN ROAD - UNIT 402  
MORTON GROVE, IL 60053

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LEGAL DESCRIPTION ATTACHED HERETO:

PERMANENT INDEX NUMBER: 13-02-432-030-1006  
COMMON ADDRESS: 5651 N. SPAULDING AV-UNIT 2  
CHICAGO, IL 60659

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 +++THIS IS NON-HOMESTEAD PROPERTY AS TO GRANTEE+++

DATED: APRIL 19, 2019

### REAL ESTATE TRANSFER TAX

25-Apr-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

### REAL ESTATE TRANSFER TAX

25-Apr-2019




COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-02-432-030-1006 | 20190401655285 | 0-201-321-376

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

RC

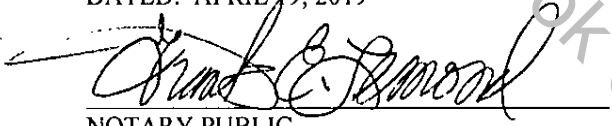
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 COSMIN AVRAM

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 COSMIN AVRAM 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, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

DATED: APRIL 19, 2019

  
 NOTARY PUBLIC



PREPARED BY: MICHAEL W. BRENOCK, CPA/ATTORNEY AT LAW  
 166 W. WASHINGTON STREET - SUITE 680 - CHICAGO IL 60602

MAIL TAX BILLS TO: COSMIN PROPERTIES LLC - 8610 N WAUKEGAN ROAD - UNIT 402 - MORTON GROVE IL 60053

RETURN AFTER RECORDING TO: COSMIN PROPERTIES LLC - 8610 N WAUKEGAN ROAD - UNIT 402 - MORTON GROVE, IL 60053

Property of Cook County Clerk's Office

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UNIT 5651-2 IN THE 5649-5659 NORTH SPAULDING CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 22 AND 23, IN BLOCK 56 IN W.F. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1, AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF THE SANITARY DISTRICT OF CHICAGO, (EXCEPT THE STREETS HERETOFORE DEDICATED), IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED January 19, 2005 AS DOCUMENT NO. 0501919120, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST THE COMMON ELEMENTS..

Property of Cook County Clerk's Office

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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 a 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.

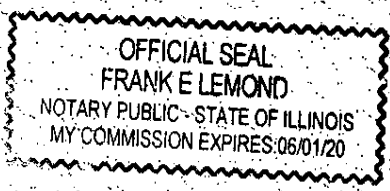
Dated APRIL 25, 2019

(X)

Signature \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said party this 25TH day of APRIL, 2019.

Notary Public Frank E Lemond



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 a 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.

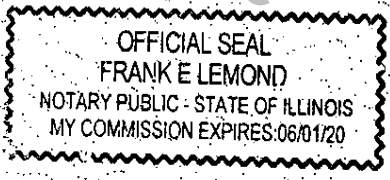
Dated APRIL 25, 2019

(X)

Signature \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said party this 25TH day of APRIL, 2019.

Notary Public Frank E Lemond



**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 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 the Real Estate Transfer Tax Law, 35 ILCS 200/31-1 et seq.]