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Doc# 1921422080 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/02/2019 01:12 PM PG: 1 OF 4

QUIT CLAIM DEED

The Grantor(s) VANDI, LLC, an Illinois Limited Liability Company, of the County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to Grantor(s) in and paid, CONVEY(S) to KI GROUP LLC, an Illinois Limited Liability Company, whose address(es) is / are: 2991 Bella Drive, Concord, CA 94520, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF

THIS IS NON-HOMESTEAD PROPERTY

SUBJECT TO:

Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing. 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 in/as: In Severalty, forever.

Permanent Real Estate Index Number(s): 16-23-120-016-0000

Address (or Addresses) of Real Estate: 1439 S Lawndale Avenue, Chicago, IL 60623

Dated: June 26, 2019

VANDI, LLC signed by Galina Peeva
Nedialkova

Exempt under Real Estate Transfer Law Tax 35 ILCS 200/31-45 sub par E and Cook County Ord. 93-O-27 par E Signature *Paul FZ* Date 6-26-19

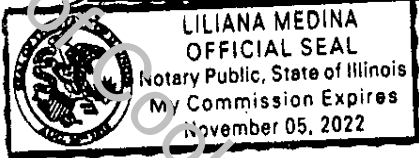
S Y
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State of Illinois)
) SS.
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT VANDI, LLC, 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.

DATE: June 26, 2019

Liliana Medina (Notary Public)


Commission Expires:

Prepared by:

MIGDAL & ASSOCIATES, LTD
 1200 Shermer Road
 Suite 102
 Northbrook, IL 60062

Mail to:

KI GROUP LLC
 2841 Ryan Road
 Concord, CA 94520


Name & Address of Taxpayer(s):

KI GROUP LLC
 105 S School Lane
 Prospect Heights, IL 60070

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EXHIBIT "A"

LOT 1 IN COOPER'S SUBDIVISION OF LOTS 25 TO 29, IN DOUD'S SUBDIVISION OF THE WEST 12 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		02-Aug-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-23-120-016-0000 | 20190801650149 | 0-422-616-160

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

REAL ESTATE TRANSFER TAX		02-Aug-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-23-120-016-0000 | 20190801650149 | 1-574-857-824

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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 assignment of beneficial interest in 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.

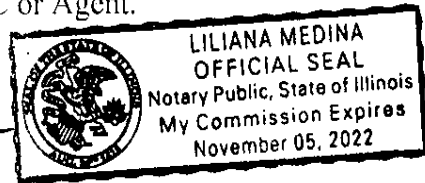
Dated: June 26, 2019

Signature:
VANDI, LLC or Agent

Subscribed and sworn to before me by the said VANDI, LLC or Agent.

This: June 26, 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 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.

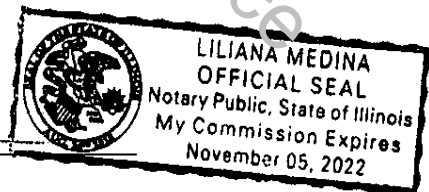
Dated: June 26, 2019

Signature:
KI GROUP LLC or Agent

Subscribed and sworn to before me by the said KI GROUP LLC or Agent.

This: June 26, 2019

NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)