

# UNOFFICIAL COPY

19-1291051 1/2  
QUITCLAIM DEED

Doc#: 1934546217 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/11/2019 11:34 AM Pg: 1 of 5

Dec ID 20191101657546  
ST/CO Stamp 0-144-783-712  
City Stamp 1-535-064-416

**THE GRANTOR B&B DWELLING LLC, AN  
ILLINOIS LIMITED LIABILITY  
COMPANY**

with a principle office at 2427 W. ERIE ST.,  
CHICAGO, IL for and in consideration of ten  
dollars (\$10.00) and other valuable consideration  
in hand paid, conveys and quit claims all  
beneficial interest to:

**MBBI CLASSIC BUILDERS LLC, AN  
ILLINOIS LIMITED LIABILITY  
COMPANY**

of the city of Chicago, County of Cook, Illinois,  
the following described Real Estate situated in the  
County of Cook in the State of Illinois:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

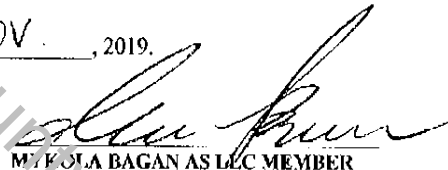
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.  
**TO HAVE AND TO HOLD**, said premises forever.

\*This is not a homestead property.

Permanent Index Number(s): 20-35-228-003-0000  
Address of the Real Estate: 8215 S. Dorchester Avenue, Chicago, Illinois 60619

DATED this 15 day of NOV, 2019.

  
IGOR BARAN AS LLC MEMBER

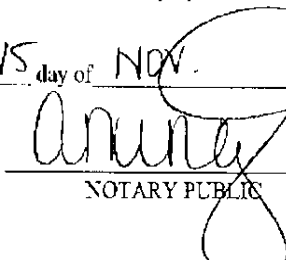
  
MYKOLA BAGAN AS LLC MEMBER

STATE OF IL }  
COUNTY OF COOK }SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IGOR BARAN AND MYKOLA BAGAN AS LLC MEMBERS personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of NOV, 2019.



  
NOTARY PUBLIC

This instrument prepared by:

Mykola Bagan, Chicago, Illinois 60619

**AFTER RECORDING THIS  
INSTRUMENT SHOULD BE SENT TO:**  
Send subsequent tax bills to:

Igor Baran,  
2427 W. Erie St., Chicago, Illinois 60619  
Igor Baran,  
2427 W. Erie St., Chicago, Illinois 60619

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## EXHIBIT A

### LEGAL DESCRIPTION

**The North 10 feet of Lot 26 and the South 1/2 of Lot 27 in Block 4 in Frank A. Smith's Subdivision of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

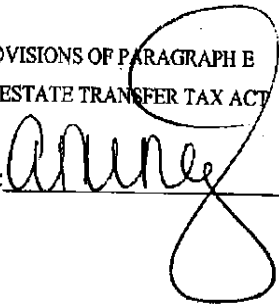
Permanent Index Number(s): 20-31-228-005-0000

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E  
SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT

Date:

11-15-19

By:



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 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 11-15, 2019

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said ABIENT  
This 15 day of NOV., 2019  
Notary Public [Signature]



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.

Date 11-15, 2019

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said ABIENT  
This 15 day of NOV., 2019  
Notary Public [Signature]



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.

(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.)

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<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

20-35-228-005-0000 | 20191101657546 | 1-535-064-416

Total does not include any applicable penalty or interest due.

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		<b>COUNTY:</b>	0.00
		<b>ILLINOIS:</b>	0.00
		<b>TOTAL:</b>	0.00
20-35-228-005-0000		20191101657546	0-144-783-712