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Doc# 2001445035 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/14/2020 10:17 AM PG: 1 OF 4

QUIT CLAIM DEED

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, Ivelina K. Angelova, an unmarried woman, of Park Ridge, Illinois, for and in consideration of TEN Dollars and other good and valuable consideration in hand paid, CONVEYS and QUITCLAIMS to THE GRANTEE Lipnitza Properties, LLC, Inc., an Illinois Corporation, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

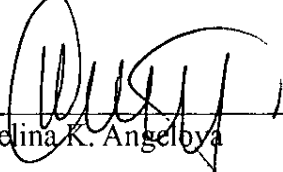
Permanent Real Estate Index Number(s): 13 14 315 041 1007

Property Address: 4203 N. Lawndale Avenue, Unit 2 in Chicago, Illinois 60618

Subject to: General real estate taxes for the year 2019 and subsequent years; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property.

Hereby releasing and waving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this September 9th, 2019



Ivelina K. Angelova

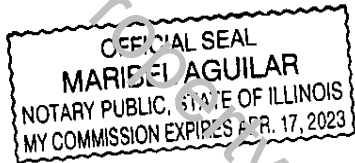
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STATE OF ILLINOIS)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Ivelina K. Angelova, personally known to me to be the same 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, including the release and waiver of the right of homestead.



Given under my hand and my seal, this 9th day of September, 2019


Maribel Aguilar
Notary Public

My Commission Expires: 4-17-23

Prepared by: Kozar Law Office, LLC, 105 S. Adell Place, Elmhurst, IL 60126

Mail to: Kozar Law Office, LLC, 105 S. Adell Place, Elmhurst, IL 60126

Mail future tax bills to: 2390 Virginia St., Park Ridge, IL 60068

REAL ESTATE TRANSFER TAX		14-Jan-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *



13-14-315-041-1007 | 20191201676584 | 0-447-120-224

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

AFFIX TRANSFER STAMPS ABOVE

Exempt under provisions of Paragraph E or Section 31-45, Property Tax Code.

[Signature] Date: 1/14, 2019
(Buyer, Sellers or Representative)

REAL ESTATE TRANSFER TAX		14-Jan-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-14-315-041-1007 | 20191201676584 | 1-676-559-200

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LEGAL DESCRIPTION

UNIT 4203-2, IN LAWNSDALE POINT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 23 AND 24 IN BLOCK 10 IN WALKERS SUBDIVISION OF BLOCKS 1 TO 31 BOTH INCLUSIVE IN W.B. WALKERS ADDITION TO CHICAGO, IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 14 TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY 4201 LAWNSDALE, LLC RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0514632151, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF STORAGE SPACE S.A.-11, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT NUMBER 0514632151

PIN : 13-14-315-041-1007

PROPERTY : 4203 N. LAWNSDALE AVE, UNIT 2, CHICAGO, IL 60618

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STATEMENT BY GRANTOR AND GRANTEE

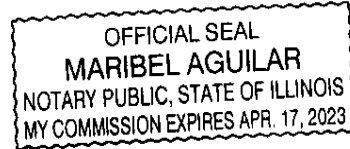
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 9/9, 2019

Signature:
Grantor or Agent

Subscribed and sworn to before me
By the said Ivelina Angelova
This 9th day of September, 2019

NOTARY PUBLIC



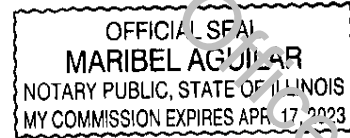
The Grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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.

Date 9/9, 2019

Signature:
Grantee or Agent

Subscribed and sworn to before me
By the said Ivelina Angelova
This 9th day of September, 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.)