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20-13021001/2
QUITCLAIM DEED

Doc#: 2005655087 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/25/2020 01:30 PM Pg: 1 of 5

**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:

Dec ID 20200201623624
ST/CO Stamp 0-215-076-704
City Stamp 0-429-559-648

**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

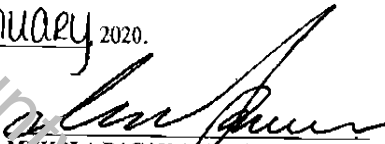
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD, said premises forever.

*This is not a homestead property.

Permanent Index Number(s): 25-03-212-033-0000
Address of the Real Estate: 432 E. 89th Street, Chicago, IL 60619

DATED this 28 day of January, 2020.

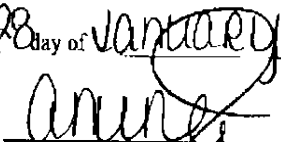

IGOR BARAN AS LLC MEMBER

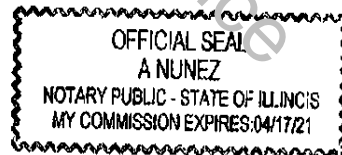

MYKOLA BAGAN AS LLC MEMBER

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 28 day of January, 2020.


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

**LOT 35 IN BLOCK 33 IN S.E. GROSS SUBDIVISION OF BLOCKS 27 TO 42
INCLUSIVE IN DAUPHIN PARK 2ND ADDITION TO CHICAGO, A SUBDIVISION OF
THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.**

Permanent Index Number(s): 25-03-212-033-0000

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

Date: 1-28-2020

By: 

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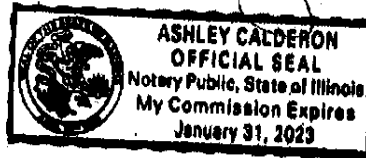
STATEMENT BY GRANTOR AND GRANTEE

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 1.29, 2020

Signature: *Ashley Calderon*
Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 28 day of Jan, 2020
Notary Public *Ashley Calderon*

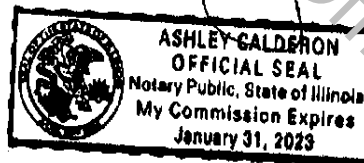


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1.28, 2020

Signature: *Ashley Calderon*
Grantee or Agent

Subscribed and sworn to before me
By the said agent
This 28 day of Jan, 2020
Notary Public *Ashley Calderon*



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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REAL ESTATE TRANSFER TAX

24-Feb-2020



CHICAGO:

0.00

ATA:

0.00

TOTAL:

0.00 *

25-03-212-033-0000 | 20200201623624 | 0-429-559-648

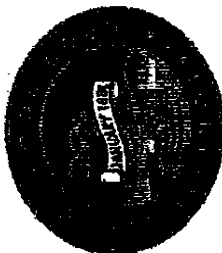
* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

24-Feb-2020



COUNTY:

0.00

ILLINOIS:

0.00

TOTAL:

0.00

25-03-212-033-0000

20200201623624

0-215-076-704

Property of Cook County Clerk's Office