

UNOFFICIAL COPY

Doc#: 2005806073 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/27/2020 01:10 PM Pg: 1 of 3

QUIT CLAIM DEED

Dec ID 20200201623576
ST/CO Stamp 1-595-590-496
City Stamp 1-864-025-952

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR, Associated Real Estate I LLC, an Illinois Limited Liability Company, City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid,

CONVEYS and QUIT CLAIMS to Branislav Simic and Jordan Apostolov, each as to an undivided 50% interest as tenants in common. The following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 13-14-305-003-0000

Address of Real Estate: 3717 W. Montrose Avenue Chicago IL 60618

The date of this deed of conveyance is 02/21/2020

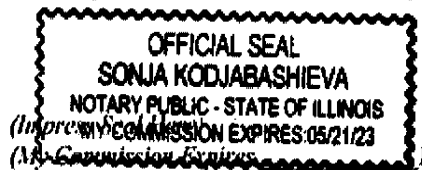
(SEAL) Jordan Apostolov- Managing member
of Associated Real Estate I LLC.


(SEAL)

(SEAL) Branislav Simic- Managing member of
Associated Real Estate I LLC.

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Branislav Simic and Jordan Apostolov 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 the said instrument as their 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 02/21/2020.


Notary Public


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LEGAL DESCRIPTION

For the premises commonly known as 3717 W. Montrose Avenue Chicago IL 60618



LOT 7 IN BLOCK 6 BEING A SUBDIVISION OF BLOCKS 1 TO 31 BOTH INCLUSIVE OF W.B. WALKER'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph €
 Section 31-45, Property Tax Code
 Date 02/21/20 Buyer, Seller or Representative [Signature]

REAL ESTATE TRANSFER TAX		25-Feb-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

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

REAL ESTATE TRANSFER TAX		25-Feb-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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This instrument was prepared by:

Martha Bozic
6321 N. Avondale Ave Ste 216
Chicago IL 60631

Send subsequent tax bills to:

Branislav Simon + Jacob
Apostolov
3717 W. Montrose Ave
Chicago, IL 60618

Recorder-mail recorded document

to: Same

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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 and hold title to real estate under the laws of the State of Illinois.

Date: 2/26/2020 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on 2-24-2020



[Signature]
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 acquire and hold title to real estate in Illinois, or other 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: 2/26/2020 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on 2-26-2020



[Signature]
Notary Public

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 provisions of Section 4 of the Illinois Real Estate Transfer Act.]