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QUIT CLAIM DEED

Doc#. 2019621132 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/14/2020 12:45 PM Pg: 1 of 4

Dec ID 20200601693136
ST/CO Stamp 1-401-914-080
City Stamp 0-318-407-392

THE GRANTOR:

Site Pros, Inc., a Corporation created and existing under and by virtue of the Laws of the State of Illinois, for the consideration of (\$10.00) TEN DOLLARS, cash and other valuable in hand paid, at or before delivery of this document, receipt of which is hereby acknowledged, has bargained, and sold and by this document and does grant, bargain, sell, convey, remise release and forever Quit Claims unto said GRANTEE(S):

4426 N. Kenneth Ave LLC, a Limited Liability Company created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at the following address, 3691 Walters Ave, Northbrook, IL 60062.

All the right, title, interest claim or demand which the Grantor may have had in and to the following described real estate in the County of Cook, State of Illinois, to wit:

See attached Exhibit A-Legal Description

Permanent Real Estate Index Number(s): **13-15-130-018-0000**

Address of Real Estate: **4426 N. Kenneth Ave, Chicago, IL 60630**

Dated this 19th of May, 2020

X Karolina Babkowska (SEAL)
**Karolina Babkowska, not personally but
as President of Site Pros, Inc.**

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State of Illinois, County of Cook, I, the undersigned, a Notary Public

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that Karolina Babkowska, not personally but as President of Site Pros, Inc., is personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

19th of May, 2020

Commission expires January 16, 2021



NOTARY PUBLIC

This instrument was prepared by: Law office of Alicja M. Sroka & Associates P.C.
Alicja M. Sroka Esq.
7742 W. Higgins Rd. #C102 Chicago, IL 60631

MAIL TO:

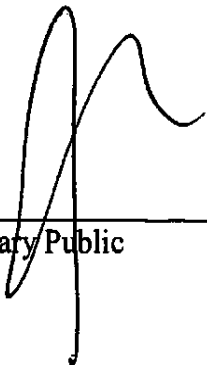
Law Office of Alicja M. Sroka & Associates P.C.
Alicja M. Sroka Esq.
7742 W. Higgins Rd. #C102
Chicago, IL 60631

SEND SUBSEQUENT TAX BILLS TO:

4426 N. Kenneth Ave LLC
3691 Walters Ave
Northbrook, IL 60062

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 5/19/2020

Karolina Babkowska
Signature of Buyer, Seller or Representative



Notary Public



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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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date May 19th, 2020

Signature: Karolina Babkowska
Grantor or Agent

Subscribed and sworn to before me by the said Karolina Babkowska this 19th day of May, 2020.

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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date May 19th, 2020

Signature: Karolina Babkowska
Grantee or Agent

Subscribed and sworn to before me by the said Karolina Babkowska this 19th day of May, 2020.

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 of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT A

LEGAL DESCRIPTION

Lot 7 in Block 38 in Montrose, a Subdivision of the Northwest Quarter and the North Half of the Southwest Quarter of Section 15 and the East Half of Lot 1 in a Subdivision of the North Half of Section 16, all in Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-15-120-018-0000

Commonly known as: 4426 North Kenneth Avenue, Chicago, IL 60630

Property of Cook County Clerk's Office