

UNOFFICIAL COPY

Prepared by and Return to:

Erwin Law, LLC
4043 North Ravenswood Avenue, Suite 208
Chicago, Illinois 60613

Doc#: 2029439261 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/20/2020 05:30 PM Pg: 1 of 3

Dec ID 20200901681862
ST/CO Stamp 1-806-062-048
City Stamp 2-146-421-216

Future Taxes to Grantee's Address (X)

OR to:

SPECIAL WARRANTY DEED (Individual to LLC)

(The above space for Recorder's use only)

The Grantor(s), Nazar Karabinovich and Natalia Gladyshev, married to each other as husband and wife,

of the City Chicago, County of Cook State of Illinois
for and in consideration Ten (\$10,000) Dollars and other good and valuable consideration, in hand paid, convey(s)
with special warranties to 5003 N Western LLC - 1818 Sunnyside Series
whose address 2635 W. Winnemac Ave. of the City Chicago,
County Cook State of Illinois all interest in the following described
real estate situated in the County of Cook, in the State of Illinois to wit:

(See attached Legal Description as Exhibit "A")

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 14-18-214-014-0000

Property Address: 1818 W. Sunnyside Ave., Chicago, Illinois 60640

Dated this 7th day of August, 2020

Nazar Karabinovich

Natalia Gladyshev

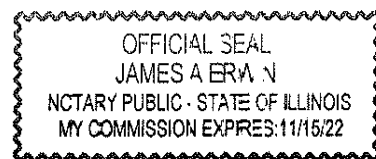
STATE OF Illinois)
) ss
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that Nazar Karabinovich and Natalia Gladyshev personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments 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 Notarial Seal this 7th day of August, 2020.

AFFIX TRANSFER TAX STAMP OR	
"Exempt under provisions of Paragraph <u>E</u> "	
Section 4, Real Estate Transfer Tax Act.	
08/ 07 /2020	<u>[Signature]</u>
Date	Buyer, Seller or Representative

[Signature]
Notary Public, State of Illinois
My commission expires: _____



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Exhibit "A"

Legal Description

LOT 1 IN FANNY W. KEATING'S SUBDIVISION OF LOTS 13 AND 14 IN BLOCK 13 IN RAVENSWOOD SUBDIVISION IN THE WEST ½ OF THE NORTH EAST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-18-214-014-0000

Property Address: 1818 W. Sunnyside Ave., Chicago, Illinois 60640

Property of Cook County Clerk's Office

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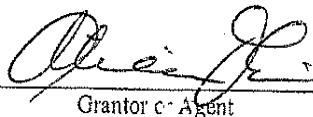
STATEMENT BY GRANTOR AND GRANTEE

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

Date:

8-7-2020

Signature:

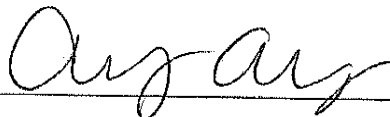


Grantor or Agent

SUBSCRIBED and SWORN to before me on, 8-7-2020



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 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:

8-7-2020

Signature:

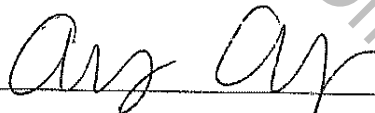


Grantee or Agent

SUBSCRIBED and SWORN to before me on, 8-7-2020



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 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.]