

# UNOFFICIAL COPY

Doc#: 2030907004 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/04/2020 06:31 AM Pg: 1 of 5

Dec ID 20200901682423  
ST/CO Stamp 1-332-446-688  
City Stamp 0-593-544-672

QUIT CLAIM  
DEED

41058448 1/3

YURY IVANOU, a single man, of the City of Chicago, County of Cook, State of Illinois ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby CONVEY(S) and QUIT-CLAIM to 3301 BELLE PLAINE LLC ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

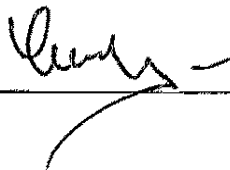
See attached legal description

Permanent Real Estate Index Number: 13-14-428-019-0000  
Address of Real Estate: 3301 W. Belle Plaine, Chicago, IL 60618  
Ave

THIS IS NOT HOMESTEAD PROPERTY

Exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Act.

By: \_\_\_\_\_

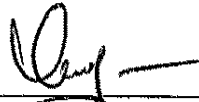


Date: \_\_\_\_\_

08.30.2020

# UNOFFICIAL COPY

Dated: 08.30.2020

  
Yury Ivanou

STATE OF ILLINOIS    )  
                                  SS)  
COUNTY OF COOK    )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT, Yury Ivanou, 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 severally acknowledged that he signed and delivered that said instrument, as his free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and under this seal this 31 day of August, 2019 2020

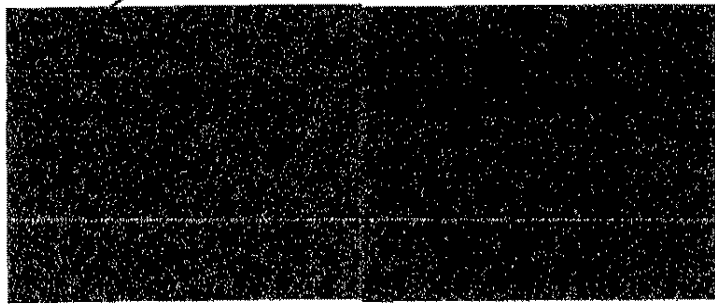
  
Notary Public

Commission expires: 10/04/2022

Dated: 08.30.2020



  
3301 Belle Plaine LLC



# UNOFFICIAL COPY

STATE OF ILLINOIS    )  
                                  SS)  
COUNTY OF COOK    )

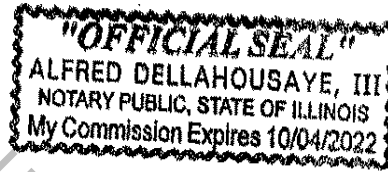
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT, 3301 Belle Plaine LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered that said instrument, as his free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and under this seal this 31 day of August, 2019 2020



  
Notary Public

Commission expires: 10/04/2022


Dated: 8/31/2020



Name and Address of Taxpayer:  
3301 Belle Plaine LLC  
4048 N. Spaulding Ave.,  
Unit 2  
Chicago, IL 60618

REAL ESTATE TRANSFER TAX		18-Sep-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-14-428-019-0000   20200901682423   1-332-446-688		

Prepared By and Return to After Recording:  
Gregory A. Braun, Esq.  
4301 Damen  
Chicago, IL 60618

REAL ESTATE TRANSFER TAX		18-Sep-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-14-428-019-0000   20200901682423   0-593-544-672		

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

# UNOFFICIAL COPY

## EXHIBIT A

LOT 24 IN BLOCK 7 IN W. H. CONDON'S SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 3301 West Belle Plaine Avenue, Chicago, IL 60618  
Tax Number: 13-14-428-019-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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.

DATED: 08 | 26 | 2020

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

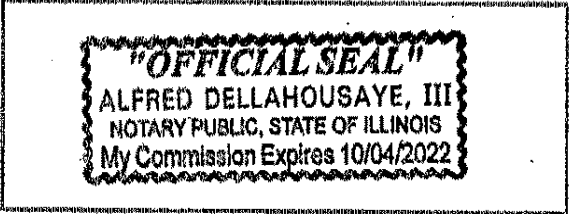
Subscribed and sworn to before me, Name of Notary Public: Alfred Dellahousaye, III

By the said (Name of Grantor): IVAN IVANOV

On this date of: 08 | 31 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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.

DATED: 08 | 26 | 2020

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

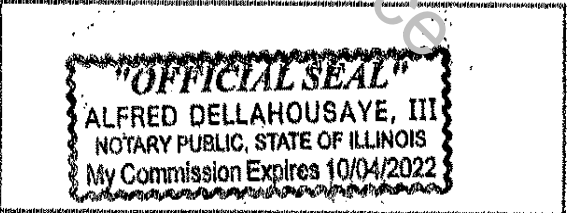
Subscribed and sworn to before me, Name of Notary Public: Alfred Dellahousaye, III

By the said (Name of Grantee): 3301 Belle Plaine LLC

On this date of: 08 | 31 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**