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Prepared by:  
Sinclair & Groat Law, P.C.  
2757 N. Greenview Ave., Suite A  
Chicago, IL 60614

Return to:  
EN Family Trust  
c/o Valerie Romanov  
2535 W. Chicago Ave., Unit 2  
Chicago, IL 60622

Future Taxes to:  
EN Family Trust  
c/o Valerie Romanov  
2535 W. Chicago Ave., Unit 2  
Chicago, IL 60622

\*2102822069\*



Doc# 2102822069 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 01/28/2021 04:29 PM PG: 1 OF 3

**QUIT CLAIM DEED**

The Grantor, **2535 W. CHICAGO, LLC**, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois for an in consideration of **10** Dollars (ten dollars) and other good and valuable consideration, in hand paid, convey(s) and quit claim(s) to **Valerie Romanov as trustee of the EN Family Revocable Trust Dated October 30, 2020**, Grantee, whose address is 2535 W. Chicago Ave., Unit 2, of the City of Chicago, County of 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:


UNIT 2 IN THE 2535 WEST CHICAGO AVENUE CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 15 IN THE SUBDIVISION OF BLOCK 2 IN WRIGHT AND WESTERS SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0635315000, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

THE RIGHT TO THE USE OF PARKING SPACE NUMBER TWO AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, IN COOK COUNTY, ILLINOIS.

To have and to hold said premises in fee simple forever.  
Permanent Index Number(s): 16-12-202-050-1002  
Property Address: 2535 W. Chicago Ave., Unit 2, Chicago, IL 60622

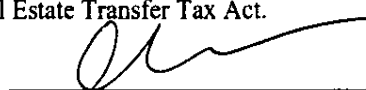
Dated this 30th day of October, 2020.

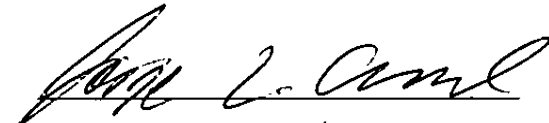
  
\_\_\_\_\_  
Alexandra Baron, managing member of  
2535 W. CHICAGO, LLC

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STATE OF ILLINOIS )  
                                  ) ss  
COUNTY OF COOK    )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that Alexandra Baron, personally known to me to be the same person(s) whose name are 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, including the release and waiver of the right of homestead.  
Given under my hand and Notarial Seal this 30<sup>th</sup> day of October, 2020.



AFFIX TRANSFER TAX STAMP OR "Exempt under provisions of Paragraph e" Section 4, Real Estate Transfer Tax Act.	
<u>10/30/2020</u> Date	 Buyer, Seller or Representative

  
Jorge L. Corral, Notary Public



REAL ESTATE TRANSFER TAX		28-Jan-2021
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00</b>
16-12-202-050-1002   20210101609584   0-781-471-789		

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

REAL ESTATE TRANSFER TAX		28-Jan-2021
 	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>
16-12-202-050-1002   20210101609584   0-904-070-160		

Property of Cook County Clerk's Office

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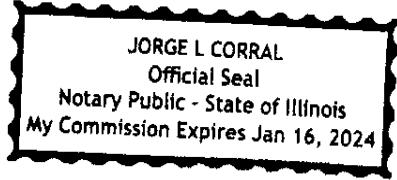
## STATEMENT BY GRANTOR AND GRANTEE

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

Dated October 30, 2020

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Alexandra Baron  
This 30, day of October, 2020  
Notary Public [Signature]

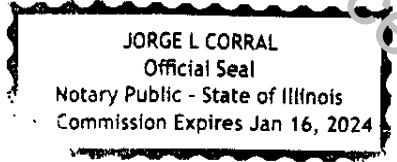


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 October 30, 2020

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Valerie Romanov  
This 30, day of October, 2020  
Notary Public [Signature]



**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.)