

UNOFFICIAL COPY

Doc#: 2107733210 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/18/2021 02:41 PM Pg: 1 of 4

QUIT CLAIM DEED

**This instrument was prepared by
and upon recording return to:**

Gary B. Shulman
Levun, Goodman & Cohen, LLP
500 Skokie Blvd., Suite 650
Northbrook, IL 60062

Dec ID 20210301655404
ST/CO Stamp 0-259-981-840
City Stamp 0-721-148-944

THE GRANTORS, Nikola Buseski and Ankica Buseska, husband and wife, of 8442 W. Berwyn #2, Chicago, Illinois 60656, in consideration of the sum of Ten Dollars and No/100 (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby give, grant, remise, release and forever quit claim their entire interest to **GRANTEE, 8527 Berwyn LLC**, an Illinois limited liability company, of 8442 W. Berwyn #2, Chicago, IL 60656, the following described real estate and all of the estate, right, title and interest of said Grantor in and to said premises together with all privileges and appurtenances to the same belonging in the County of Cook and State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number (PIN): 12-11-102-041-0000

Address of Real Estate: 8527 West Berwyn, Chicago, Illinois 60656

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

Exempt under provisions of 35 ILCS 200/31-45, Par. (e), Real Estate Transfer Tax Law


Agent for Grantor/Grantee

12-18-2020
Date

SIGNATURES ON FOLLOWING PAGE

UNOFFICIAL COPY

Dated this 18 day of DEC, 2020.

Nikola Buseski
Nikola Buseski

Ankica Buseska
Ankica Buseska

State of Illinois)
County of COOK) ss

I, the undersigned, a Notary Public in and for the said County, the State aforesaid, DO HEREBY CERTIFY that **Nikola Buseski and Ankica Buseska**, 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.

Given under my hand and official seal this 18th day of December, 2020

Commission expires 1/6 2022

[Signature]
Notary Public



Send Subsequent Tax Bills To:

8527 Berwyn LLC
8442 W. Berwyn, #2
Chicago, IL 60656

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 20 IN FRANK MUNAO'S 4TH SUBDIVISION IN THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS (PIN): 12-11-102-041-0000

ADDRESS OF REAL ESTATE: 8527 W. Berwyn, Chicago, IL 60656

F:\DOCS\CL\1083504.006-8527 Berwyn LLC\Deeds\Quit Claim Deed to 8527 Berwyn LLC.docx

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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

DATED: 12 | 18 | 20

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:

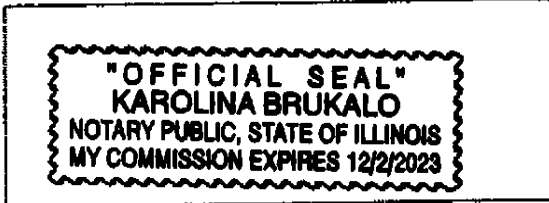
KAROLINA BRUKALO

By the said (Name of Grantor): NIKOLA BUSECKI & ANKLOA BUSECKA

On this date of: 12 | 18 | 20

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

DATED: 12 | 18 | 20

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:

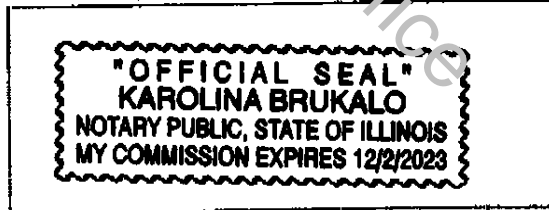
KAROLINA BRUKALO

By the said (Name of Grantee): 8577 BERWYN LLC

On this date of: 12 | 18 | 20

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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)