

UNOFFICIAL COPY



2109519024I

Doc# 2109519024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/05/2021 11:07 AM PG: 1 OF 6

QUIT CLAIM DEED

THE GRANTORS, Michael Petraski a married man, Laura Petraski a married woman, and Michael Petraski and The Northern Trust not individually but solely as the successor plenary Co-Guardians of the Estate of Margaret Petraski, a Disabled Person, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, CONVEY and QUIT CLAIM to GRANTEE **KVP MANAGEMENT LLC, an Illinois limited liability company**, whose address is 5259 S. Newcastle Avenue, Chicago, IL 60638, all of Grantors' interests in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 18 IN DORMAN'S SUBDIVISION OF THAT PART SOUTH OF THE NORTH THREE (3) ACRES OF LOT 2 IN BLOCK 37 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND SO MUCH OF THE SOUTHEAST QUARTER AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

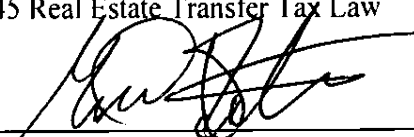
TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 17-21-325-014-0000

Address of Real Estate: 547 W. Cullerton Street, Chicago, IL 60616

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

Dated: FEBRUARY 26th, 2021



Michael Petraski

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In Witness Whereof, the Grantor aforesaid has hereunto set his hand as of the 26th day of February 26, 2021.


Michael Petraski

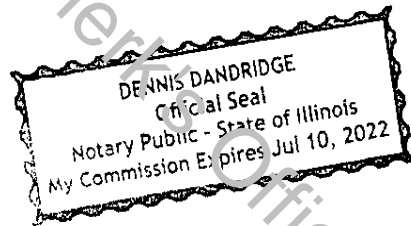
STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)


I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Michael Petraski, 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 acknowledged that he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of February, 2021.


Notary Public



My commission expires: July 10, 2022



REAL ESTATE TRANSFER TAX		05-Apr-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-21-325-014-0000 | 20210301679970 | 1-225-475-600

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

REAL ESTATE TRANSFER TAX		05-Apr-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-21-325-014-0000 | 20210301679970 | 1-157-796-368

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In Witness Whereof, the Grantor aforesaid has hereunto set her hand as of the 8th day of March, 2021.

Laura Petraski Neary
Laura Petraski

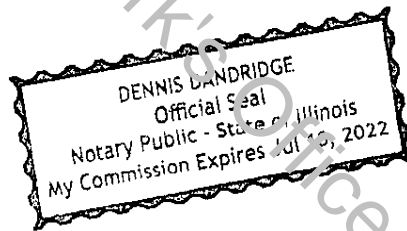
STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Laura Petraski, 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 acknowledged that she signed and delivered the said instrument, as her free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of March, 2021.

[Signature]
Notary Public

My commission expires: July 10, 2022.

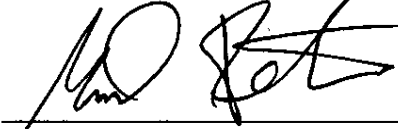


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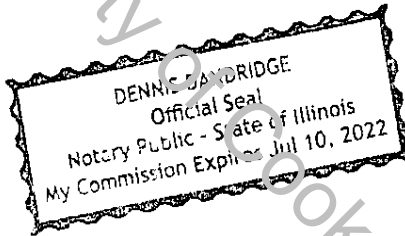
STATEMENT BY GRANTOR AND GRANTEE

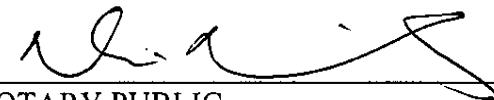
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire 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: February 26, 2021.


Michael Petraski

SUBSCRIBED and SWORN to before me this 26th day of February, 2021.





NOTARY PUBLIC

My commission expires: July 10, 2022

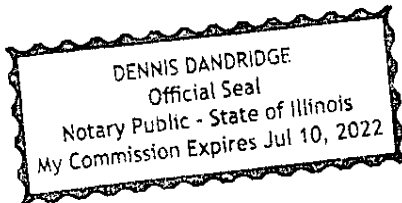
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in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

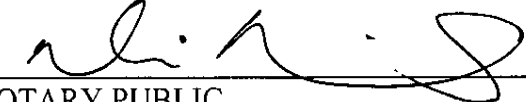
Dated: February 26, 2021

KVP MANAGEMENT LLC, an Illinois limited liability company


Michael Petraski, Manager

SUBSCRIBED and SWORN to before me this 26th day of February, 2021.




NOTARY PUBLIC

My commission expires: July 10, 2022

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 5 of the Illinois Real Estate Transfer Act.]