

# UNOFFICIAL COPY

Doc#: 2111304195 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/23/2021 09:41 AM Pg: 1 of 5

205070021RT

Dec ID 20210401600801  
ST/CO Stamp 0-708-593-168  
City Stamp 1-680-422-416

## QUITCLAIM DEED

**GRANTOR, DAVID LENERS and VIERA BAKOVA, husband and wife, who took title as a single man and a single woman (herein, "Grantor"), whose address is 2837 N. Halsted Street, Unit 4N, Chicago, IL 60657, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, VIERA BAKOVA and DAVID M. LENERS, wife and husband, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 2837 N. Halsted Street, Unit 4N, Chicago, IL 60657, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:**

SEE EXHIBIT A ATTACHED HERETO.

**Property Address: 2837 N. Halsted Street, Unit 4N,  
Chicago, IL 60657**

**Permanent Index Number: 14-28-114-087-1007**

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

**EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100**

To have and to hold said premises forever.

**When recorded return to:**

VIERA BAKOVA  
DAVID M. LENERS  
2837 N. HALSTED STREET,  
UNIT 4N  
CHICAGO, IL 60657

**Send subsequent tax bills to:**

VIERA BAKOVA  
DAVID M. LENERS  
2837 N. HALSTED STREET,  
UNIT 4N  
CHICAGO, IL 60657

**This instrument prepared by:**

LEILA L. HALE, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
320 W OHIO ST. #3E  
CHICAGO, IL 60654

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Dated this 31 day of March, 2021.

GRANTOR

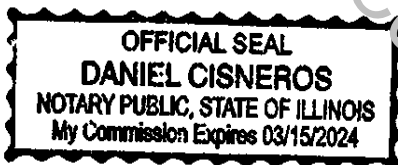
[Signature]  
David Leners

STATE OF ILLINOIS  
COUNTY OF COOK

This instrument was acknowledged before me on 3/31/2021, by David Leners.

[Affix Notary Seal]

Notary Signature: [Signature]  
Printed name: DANIEL CISNEROS  
My commission expires: 3/15/24



GRANTOR

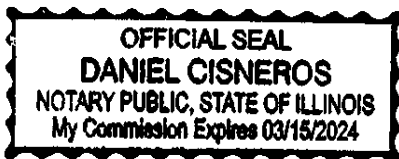
[Signature]  
Viera Bakova

STATE OF ILLINOIS  
COUNTY OF COOK

This instrument was acknowledged before me on 3/31/2021, by Viera Bakova.

[Affix Notary Seal]

Notary Signature: [Signature]  
Printed name: DANIEL CISNEROS  
My commission expires: 3/15/24



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature]  
Signature of Buyer/Seller/Representative

3/31/2021  
Date

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## STATEMENT OF GRANTOR/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 March 31 2021 Signature: [Signature]  
Grantor or Agent

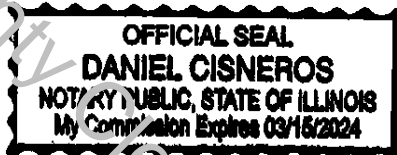
Subscribed and sworn to before  
Me by the said David Leners  
this 31 day of March, 2021  
Notary Public [Signature]



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 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 March 31, 2021 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Viera Bakova  
this 31 day of March, 2021  
Notary Public [Signature]



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## EXHIBIT A

[Legal Description]

UNIT 4N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2837 NORTH HALSTED CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 1635129077, AS AMENDED FROM TIME TO TIME, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WITH LIMITED COMMON ELEMENT P-6 EXCEPTING THE COMMERCIAL SPACES DESCRIBED AS FOLLOWS:

### PARCEL 1 - COMMERCIAL SPACE C-1:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 20.70 (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 32.70 (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 5.42 FEET SOUTH AND 1.27 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST, A DISTANCE OF 5.59 FEET; THENCE NORTH, A DISTANCE OF 3.35 FEET; THENCE EAST, A DISTANCE OF 67.52 FEET; THENCE SOUTH, A DISTANCE OF 4.80 FEET; THENCE EAST, A DISTANCE OF 1.71 FEET; THENCE SOUTH, A DISTANCE OF 13.58 FEET; THENCE WEST, A DISTANCE OF 11.10 FEET; THENCE SOUTH, A DISTANCE OF 1.03 FEET; THENCE WEST, A DISTANCE OF 8.08 FEET; THENCE NORTH, A DISTANCE OF 0.21 FEET; THENCE WEST, A DISTANCE OF 8.00 FEET; THENCE SOUTH, A DISTANCE OF 3.91 FEET; THENCE WEST, A DISTANCE OF 9.74 FEET; THENCE NORTH, A DISTANCE OF 1.78 FEET; THENCE WEST, A DISTANCE OF 18.00 FEET; THENCE SOUTH, A DISTANCE OF 4.37 FEET; THENCE WEST, A DISTANCE OF 13.54 FEET; THENCE NORTH, A DISTANCE OF 7.66 FEET; THENCE WEST, A DISTANCE OF 5.67 FEET; THENCE NORTH, A DISTANCE OF 14.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 1 A - COMMERCIAL SPACE C-1:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 20.70 (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 3320 (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.78 FEET SOUTH AND 83.10 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST, A DISTANCE OF 8.60 FEET; THENCE SOUTH, A DISTANCE OF 18.00 FEET; THENCE WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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## PARCEL 2 - COMMERCIAL SPACE C-2:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 20.70 (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 32.7K (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 8.40 FEET NORTH AND 1.23 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH, A DISTANCE OF 14.67 FEET; THENCE EAST, A DISTANCE OF 5.74 FEET; THENCE NORTH, A DISTANCE OF 0.12 FEET; THENCE EAST, A DISTANCE OF 7.92 FEET; THENCE NORTH, A DISTANCE OF 1.94 FEET; THENCE EAST, A DISTANCE OF 8.34 FEET; THENCE NORTH, A DISTANCE OF 122 FEET; THENCE EAST, A DISTANCE OF 17.30 FEET; THENCE NORTH, A DISTANCE OF 6.71 FEET; THENCE EAST, A DISTANCE OF 9.74 FEET; THENCE SOUTH, A DISTANCE OF 9.73 FEET; THENCE EAST, A DISTANCE OF 7.75 FEET; THENCE SOUTH A DISTANCE OF 18.20 FEET; THENCE WEST, A DISTANCE OF 19.23 FEET; THENCE NORTH, A DISTANCE OF 3.31 FEET; THENCE WEST, A DISTANCE OF 5.59 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2A- COMMERCIAL SPACE C-2:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 21.00 (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 32.85 (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.89 FEET NORTH AND 100.66 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH, A DISTANCE OF 18.00 THENCE; EAST, A DISTANCE OF 9.00 FEET; THENCE SOUTH, A DISTANCE OF 18.00 FEET; THENCE WEST, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*