

# UNOFFICIAL COPY

## Quit Claim Deed

Doc#: 2113107348 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/11/2021 09:44 AM Pg: 1 of 3

ILLINOIS

Dec ID 20210501619057

City Stamp 0-027-533-584

*Above Space for Recorder's Use Only*

THE GRANTOR(s) Ioan Puscas, a single person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to Stelian Beldie, of 4849 N. Karlov Avenue, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois to-wit: *(See page 2 for legal description attached here to and made part here of)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes not yet due and payable, and subsequent years; covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index No: 13-10-427-003-0000.

Property address of Real Estate: 4849 N. Karlov Avenue, Chicago, Illinois, 60630.

DATED THIS 22 DAY OF Jan, 2021.

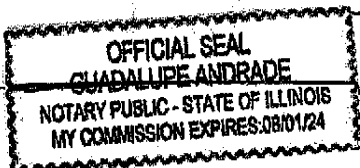
Ioan Puscas  
Ioan Puscas

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Ioan Puscas, known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she (they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Signed and Sealed before me this  
22 Day of Jan, 2021.

Given under my hand and official seal:

[Signature]



Notary Public

LEGAL DESCRIPTION  
**UNOFFICIAL COPY**

For the premises commonly known as 4849 N. Karlov Avenue, Chicago, Illinois, 60630

**LOT 3 (EXCEPT THE NORTH 33 AND 1/3 FEET THEREOF) AND LOT 6 (EXCEPT THE SOUTH 33 AND 1/3 FEET THEREOF) IN BLOCK 3, IN SECRIST'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK, IN THE STATE OF ILLINOIS.**

*This conveyance is exempt under the provisions of Para. E, Sec. 31-45, Real Estate Transfer Tax Law, 35 ILCS 200/31-45.*

*Date: 01/22/2021*

*Seller, Buyer or Representative:*

*Stelian Beldie*

This instrument was prepared by: <b>Ioan Puscas</b> 4849 N. KARLOV AVE. CHICAGO, IL 60630	Mail Tax Bill To:  <b>Stelian Beldie</b> 4849 N. KARLOV AVE. CHICAGO, IL 60630	Return To:  <b>Stelian Beldie</b> 4849 N. KARLOV AVE. CHICAGO, IL 60630
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**REAL ESTATE TRANSFER TAX**

04-May-2021



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

13-10-427-003-0000 | 20210501619057 | 0-027-533-584

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

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## 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: 01/22/2021

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:

Amy Crivolio

By the said (Name of Grantor): Maria Perez

On this date of: 01/22/2021

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: 01/22/2021

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:

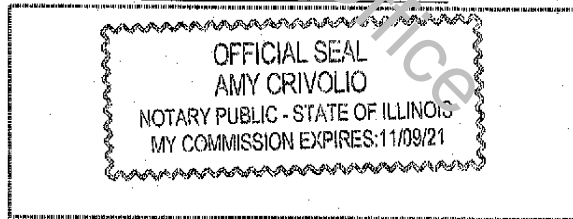
Amy Crivolio

By the said (Name of Grantee): Maria Perez

On this date of: 01/22/2021

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)**)