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QUIT CLAIM DEED (Corporation to Corporation)

Doc#: 2119033026 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/09/2021 09:51 AM Pg: 1 of 4

Dec ID 20210601682581
ST/CO Stamp 0-694-916-368

THE GRANTOR **RIDGELAND CROSSING PROPERTY LLC**, a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois, having its principal office in the City of Chicago, County of Cook, State of Illinois, for the consideration of the sum of **TEN (\$10.00) DOLLARS** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS AND QUIT CLAIMS to

MARIO DIANOVSKY, a single man, at 3319 S. Carpenter Street, Chicago, Illinois 60608, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

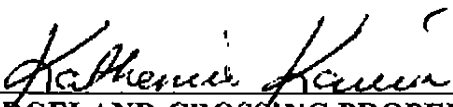
UNIT 3-102 AND 3-104 IN RIDGELAND CROSSING CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARTS OF LOTS 31 THROUGH 49, BOTH INCLUSIVE, TAKEN AS A SINGLE TRACT OF LAND, IN BLOCK 16 IN WHITE AND COLEMAN'S LAVERGENE SUBDIVISION OF LOTS 13 TO 28 IN CHEVIOT'S FIRST DIVISION IN THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 14, 2006 AS DOCUMENT NUMBER 0604534002, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **16-32-130-072-1026, 16-32-130-072-1028**

Address of Real Estate: **3431 South Ridgeland Avenue
(Units 3-102, 3-104)
Berwyn, Illinois 60402**

hereby, releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and **TO HAVE AND TO HOLD** said premises forever.

Dated this 30th day of October, 2020.



RIDGELAND CROSSING PROPERTY LLC.,
by Katherine Kania, its Member/Manager

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH D OF THE BERYN CITY
CODE 11-08-06 AS A REAL ESTATE
TRANSACTION
DATE 10-30-20 FILED AK

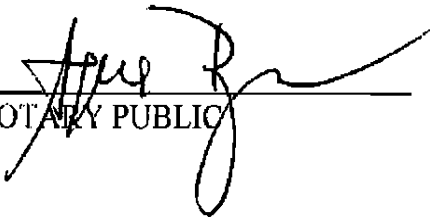
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a **NOTARY PUBLIC** in and for the State of Illinois, County of Cook, DO HEREBY CERTIFY that **KATHERINE KANIA**, as **Member/Manager of Ridgeland Crossing Property LLC**, personally known to me, to the same person(s) whose name(s) is/are subscribed to the foregoing Deed, 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.



Given under my hand and official seal
as Notary Public this 30th day of October, 2020.

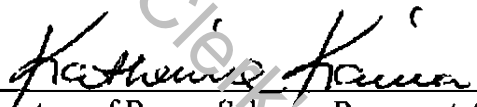


NOTARY PUBLIC

Name and Address of Preparer:
Law Offices of
Agnes Pogorzelski & Associates, P.C.
7443 W. Irving Park Rd, Ste 1W
Chicago, Illinois 60634

Exempt under provisions of Illinois Compiled Statutes, Chapter 25, Paragraph 200/31-45, Section (e).

Date: 10/30/2020



Signature of Buyer, Seller or Representative

MAIL TO:

Law Offices of
Agnes Pogorzelski & Associates, P.C.
7443 W. Irving Park Road, Suite 1W
Chicago, Illinois 60634

SEND SUBSEQUENT TAX BILLS TO:

Mario Dianovsky
3319 S. Carpenter St.
Chicago, IL 60608

UNOFFICIAL COPY

State of Illinois)
) SS
County of Cook)

STATEMENT BY GRANTOR AND GRANTEE

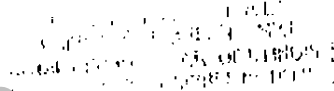
THE GRANTOR(S), or his/her/their agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership or authorized to do business or acquire and hold title to real estate in Illinois, 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.

10/30/2020
Date

Katherine Kania
Grantor or Agent

Subscribed and Sworn to before me
this 30th day of October, 2020.

[Signature]
Notary Public



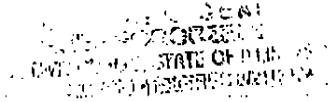
THE GRANTEE(S), or his/her/their agent affirms and verifies that the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership or authorized to do business or acquire and hold title to real estate in Illinois, 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.

10/30/2020
Date

Katherine Kania
Grantee or Agent

Subscribed and Sworn to before me
this 30th day of October, 2020.

[Signature]
Notary Public



NOTE: Any person who knowingly submits 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 Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



16-32-130-072-1026 | 20210601682581 | 0-694-916-368