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Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 2120828267 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2021 11:11 AM Pg: 1 of 4

Dec ID 20210601657987
ST/CO Stamp 1-221-415-696
City Stamp 0-147-673-872

The Grantor(s), LBG Enterprises, LLC, an Illinois Limited Liability Company, of the Village of Franklin Park, County of Cook, State of Illinois for and in consideration of Ten & 00/100 Dollars, and other good and valuable consideration in hand paid, Convey(s) and Quit Claim to Leonid Grinya and Kari E. Grinya, husband and wife, not as tenants in common or joint tenants, but as tenants by the entirety (Grantee's Address) 910 S. Michigan Ave., Apt. 1112, Chicago, IL 60605

of the County of Cook all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Legal Description Exhibit "A"

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 17-18-106-030-1032

Address(es) of Real Estate: 2340 W. Adams Street, Unit 32, Chicago, IL 60612

Property of Cook County Clerk's Office

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Dated this 7th day of June, 2021

**LBG Enterprises, LLC,
an Illinois Limited Liability Company**

By: Leo Grinya
Leonid Grinya, sole member and manager

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Certify that Leonid Grinya as sole member and manager of LBG Enterprises, LLC, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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, this 7th day of June, 2021



William Scott (Notary Public)

Exempt Under Provisions of Paragraph
(E) of Section 31 - 45,
Real Estate Transfer Tax Law

Date: 06/07/2021

Leo Grinya
Signature of Buyer, Seller or Representative

Prepared By:
William F. Scott
Berger, Newmark & Fenchel P.C.
1753 N. Tripp Ave.
Chicago, IL 60639

Mail To:
Leonid Grinya and Kari E. Grinya
910 S. Michigan Ave., Apt. 1112
Chicago, IL 60605
Name & Address of Taxpayer:
Leonid Grinya and Kari E. Grinya
910 S. Michigan Ave., Apt. 1112
Chicago, Illinois 60605

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EXHIBIT "A"
LEGAL DESCRIPTION

**FOR THE PROPERTY COMMONLY KNOWN AS:
2340 W. ADAMS STREET, UNIT 32, CHICAGO, IL 60612**

**UNIT 32, IN THE ADAMS PLACE TOWN HOMES CONDOMINIUM, AS DELINEATED ON A
SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**PART OF BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALL IN THE WEST ½ OF THE
NORTHWEST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS
EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT
NUMBER: 0334432034, AND AS AMENDED FROM TIME TO TIME, IN COOK COUNTY,
ILLINOIS.**

P.I.N.: 17-18-106-030-1032

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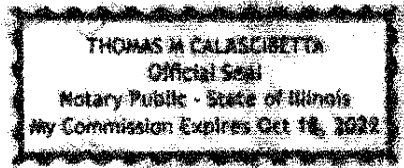
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the 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: June 10, 2021

Signature: _____

[Handwritten Signature]
Grantor or Agent



Subscribed and sworn to before me
this 10th day of June 2021.

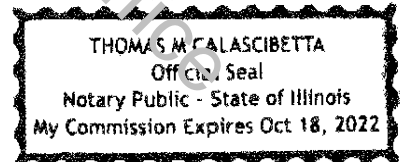
Notary Public _____

The grantee or his 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 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: June 10, 2021

Signature: _____

[Handwritten Signature]
Grantee or Agent



Subscribed and sworn to before me
this 10th day of June 2021

Notary Public _____

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 Class A misdemeanor for subsequent offenses.

(Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)