

# UNOFFICIAL COPY



## QUIT CLAIM DEED

The **GRANTOR**, Baric Lawndale, LLC, an Illinois limited liability company, having an address of 1533 W. Jarvis, Chicago, Illinois 60626, for consideration in the amount of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and quit claims to the **GRANTEE**, 1860 Karlov Holdings, LLC, an Illinois limited liability company, having an address of 1533 W. Jarvis, Chicago, Illinois 60626, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Doc# 2130219009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/29/2021 09:56 AM PG: 1 OF 3

**BLOCK 2, (EXCEPT THE SOUTH 80 FEET THEREOF), AND THE EAST 305 FEET 1.5 INCHES OF THE SOUTH 80 FEET OF BLOCK 2, IN THE LAWNDALE REDEVELOPMENT CORPORATION RESUBDIVISION, OF PARTS OF LOTS 5 AND 6 IN THE SUBDIVISION OF THE EXECUTORS OF WALTER BUTLER OF LOT 3, IN THE ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property Address: 1830-1866 S. KARLOV AVENUE, CHICAGO, ILLINOIS 60623

Permanent Index Number: 16-22-411-014-0000

Dated this 1<sup>ST</sup> day of SEPT., 2021.

Effective October 8, 2021.

Baric Lawndale, LLC,  
an Illinois limited liability company

By: Barry Chernawsky  
Name: Barry Chernawsky  
Its: Manager

Exempt under Provision of Paragraph E, Section 31-45,  
Property Tax Code.

S. K.

10/14/2021

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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned Notary Public in and for said County and State, do hereby certify that Barry Chernawsky, the Manager of Baric Lawndale, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and acknowledged that he signed said instrument as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Witness my hand and seal, this 1<sup>st</sup> day of September, 2021

Commission expires:  
8/30/2022

*Sherry A Hojnacki*  
Notary Public

This instrument was prepared by:



Michael A. Cramarosse, Esq.  
Taft Stertinius & Hollister LLP  
111 East Wacker Drive, Suite 2800  
Chicago, Illinois, 60601

After recording, mail to:

**Record & Return to:**  
**Riverside Abstract, LLC**  
**1 Paragon Drive, Suite 150B**  
**Montvale, NJ 07645**

REAL ESTATE TRANSFER TAX		28-Oct-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
16-22-411-014-0000   20210901690402   0-143-316-112		

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

MAIL TAX BILLS TO:

1860 Karlov Holdings, LLC,  
an Illinois limited liability company  
1533 W. Jarvis  
Chicago, Illinois 60626

REAL ESTATE TRANSFER TAX		29-Oct-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-22-411-014-0000   20210901690402   0-591-123-600		

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of their 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: 9/1/21, 2021

Signature: *Barry Chernansky*  
Grantor or Agent

Subscribed and sworn to before me by the said Agent, this 1st of September, 2021.



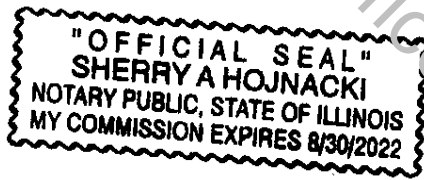
*Sherry A Hojnacki*  
Notary Public

The grantee or its 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: 9/1/21, 2021

Signature: *Barry Chernansky*  
Grantee or Agent

Subscribed and sworn to before me by the said Agent, this 1st of September, 2021.



*Sherry A Hojnacki*  
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 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 Illinois Real Estate Transfer Tax Act.)