

UNOFFICIAL COPY

Doc#: 2226933276 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/26/2022 01:46 PM Pg: 1 of 3

QUIT CLAIM DEED

Dec ID 20220901644565
ST/CO Stamp 1-646-704-208
City Stamp 1-109-833-296

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR, 4230-32 N Kedvale LLC, an Illinois Limited Liability Company, 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 consideration in hand paid,

CONVEYS and QUIT CLAIMS to Vukasin Pavlovic and 4230-32 N Kedvale LLC, an Illinois Limited Liability Company, each as to an undivided one-half interest as tenants in common, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See Page 3 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2021 second installment and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 13-15-410-018-0000

Address of Real Estate: 4230-32 N Kedvale Ave, Chicago, IL 60641

The date of this deed of conveyance is September 21, 2022.

Miroslava Pavlovic

(SEAL) Miroslava Pavlovic-Managing
Member of 4230-32 N Kedvale LLC

(SEAL)

(SEAL)

(SEAL)

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 Miroslava Pavlovic personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(Impress Seal Here)
My Commission Expires

Given under my hand and official seal 9-21-22

Martha A Bozic
Notary Public

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LEGAL DESCRIPTION

Permanent Real Estate Index Number: 13-15-410-018-0000

Address of Real Estate: 4230-32 N Kedvale Ave, Chicago, IL 60641

LOT 11 IN BLOCK 10 IN IRVING PARK SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		26-Sep-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-15-410-018-0000 20220901644565 1-646-704-200		

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

9/21/22 Masha Pavlovic

Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		26-Sep-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
13-15-410-018-0000 20220901644565 1-109-833-296		
* Total does not include any applicable penalty or interest due.		

This instrument was prepared by:
Martha Bozic, Esquire
6321 N. Avondale Ave Ste 216
Chicago IL 60631

Send subsequent tax bills to:
~~4230-32 N Kedvale Ave,~~
~~Chicago, IL 60641~~
Vukasin Pavlovic
5080 N. Kimberly Ave
Chicago, IL 60630

Recorder-mail recorded document to:
~~4230-32 N Kedvale Ave,~~
~~Chicago, IL 60641~~
Vukasin Pavlovic
5080 N. Kimberly
Chicago, IL 60630

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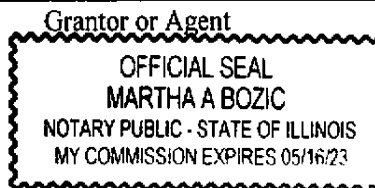
STATEMENT BY GRANTOR AND GRANTEE

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 9-21-22

Signature: Miroslava Pavlovic

Subscribed and sworn to before me by the said Miroslava Pavlovic dated 9-21-22



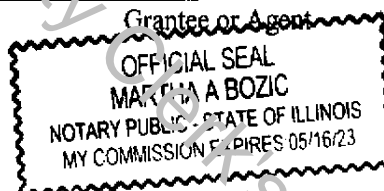
Notary Public Martha A. Bozic

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 title to real estate under the laws of the State of Illinois.

Dated 9-21-22

Signature: Miroslava Pavlovic

Subscribed and sworn to before me by the said Miroslava Pavlovic dated 9-21-22



Notary Public Martha A. Bozic

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.