

UNOFFICIAL COPY



Doc# 2301234033 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2023 01:40 PM PG: 1 OF 4

QUIT CLAIM DEED

The Grantor(s) Milka Aratlakova, a married woman, and Ivan Aratlakov, a married man, of the County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to Grantor(s) in hand paid, CONVEY(S) to Aratlakov Empire LLC, an Illinois Limited Liability Company, whose address(es) is / are: 709 Greenwood Road, Glenview, IL 60025, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF

THIS IS NON-HOMESTEAD PROPERTY

SUBJECT TO:

Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in/as: Tenants in Common, forever.

Permanent Real Estate Index Number(s): 16-04-419-034-0000

Address (or Addresses) of Real Estate: 4924 W Walton Street, Chicago, IL 60651

Dated: January 14, 2021

Milka Aratlakova

Ivan Aratlakov


Exempt under Real Estate Transfer Law Tax 35 ILCS 200/31-45 sub par E and Cook County Ord. 93-O-27 par E Signature Date 01/14/21

UNOFFICIAL COPY

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Milka Aratlakova and Ivan Aratlakov, personally 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.

DATE: January 14, 2021

 (Notary Public)

Commission Expires:



Prepared by:

MIGDAL & ASSOCIATES, LTD
1200 Shermer Road
Suite 102
Northbrook, IL 60062

Mail to:

ARATLAKOV EMPIRE LLC
709 Greenwood Road
Glenview, IL 60025

Name & Address of Taxpayer(s):

ARATLAKOV EMPIRE LLC
709 Greenwood Road
Glenview, IL 60025

UNOFFICIAL COPY

EXHIBIT "A"

LOT 38 IN BLOCK 4 IN M. D. BIRGE AND COMPANY'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX 12-Jan-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-04-419-034-0000 | 20230101626389 | 2-019-717-968

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

REAL ESTATE TRANSFER TAX 12-Jan-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-04-419-034-0000 | 20230101626389 | 1-113-748-304


Property of Cook County Clerk's Office

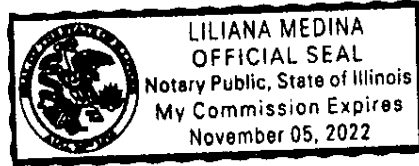
UNOFFICIAL COPY

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 assignment of beneficial interest in 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: January 14, 2021

Signature: 
Milka Aratlakova or Agent




Subscribed and sworn to before me by the said Milka Aratlakova or Agent.

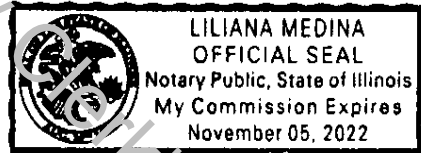
This: January 14, 2021

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 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: January 14, 2021

Signature: 
Aratlakov Empire LLC or Agent



Subscribed and sworn to before me by the said Ivan Aratlakov or Agent.

This: January 14, 2021

NOTARY PUBLIC 

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)