

# UNOFFICIAL COPY

Doc#: 2303410046 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/03/2023 03:20 PM Pg: 1 of 3

## QUIT CLAIM DEED Statutory (Illinois)

THE GRANTORS, NICULAI BASTEА and FLOARE BASTEА, husband and wife, of the City of Chicago, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid CONVEY AND QUIT CLAIM to NFA23 LLC, an Illinois Limited Liability Company, of Barrington, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Dec ID 20230101627756  
ST/CO Stamp 1-149-933-392  
City Stamp 1-565-169-488

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Tax No: 12-24-106-039-0000  
Address of Property: 7730 W Addison Street, Chicago, Illinois 60634

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 forever.

DATED THIS 12<sup>th</sup> DAY OF January, 2023

Niculai Bastea (SEAL) Floare Bastea (SEAL)

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 4(e) REAL ESTATE TRANSFER TAX ACT.

DATED: 1-12-2023 Niculai Bastea

STATE OF Illinois }  
COUNTY OF Lake } SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that NICULAI BASTEА and FLOARE BASTEА, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 this 12<sup>th</sup> day of January, 2023

Joel S Hymen  
NOTARY PUBLIC

THIS DEED PREPARED BY:  
JOEL S. HYMEN, ESQ., HYMEN & BLAIR, P.C., 1411 MCHENRY ROAD, SUITE 125, BUFFALO GROVE, IL 60089

MAIL TO: Hymen & Blair, P.C. (222587)  
1411 McHenry Road  
Suite 125  
Buffalo Grove, IL 60089

SEND TAX BILL TO:  
NFA23 LLC  
509 Normandy Ln.  
Barrington, IL 60010



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## LEGAL DESCRIPTION RIDER

**PIN 12-24-106-039-0000**

**7730 W. Addison Street, Chicago, IL 60634**

Lot 81 (except the east 7 feet thereof) and the east 13 feet of Lot 82 in Volk Brothers Addison Crest, a subdivision in the west half of Section 24, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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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 grantor 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, 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 this 12<sup>th</sup> day of January, 2023. Signature *Niculai Bastea*  
Grantor or Agent  
Niculai Bastea

Subscribed and sworn to before me by and said NICULAI BASTEIA this 12<sup>th</sup> day of January, 2023.

Notary Public *Joel S Hymen*



The grantee 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, 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 this 12<sup>th</sup> day of January, 2023. Signature *Adrian Bastea*  
Grantee or Agent  
Adrian Bastea, Manager

Subscribed and sworn to before me by and said ADRIAN BASTEIA this 12<sup>th</sup> day of January, 2023.

Notary Public *Joel S Hymen*



Note: Any person who knowingly submits a false statement concerning the identity of a grantor/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 the provisions of Section 4, of Illinois Real Estate Transfer Tax Act.