

# UNOFFICIAL COPY

**Quit Claim Deed**  
Statutory (Illinois)



Doc# 2315734036 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/06/2023 01:53 PM PG: 1 OF 3

The GRANTOR, **WALTER BOITCHOUK**, a married man, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and QUIT CLAIMS to

**2119 GRAND LLC** an Illinois limited liability company

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

Lots 104,105 and 108 in the Subdivision of Block 22 in Canal Trustees Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: General real estate taxes for 2022 and subsequent years.

Permanent Real Estate Index Number(s): 17-07-127-006-0000; 17-07-127-005-0000  
17-07-127-002-0000

Address(es) of Real Estate: 2119 W. Grand, 2121 W. Grand and 2129 W. Grand  
Chicago, IL 60612

This is not the homestead property of Grantor.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 17<sup>th</sup> day of May, 2023.

WALTER BOITCHOUK

REAL ESTATE TRANSFER TAX	06-Jun-2023
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX	06-Jun-2023
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

17-07-127-006-0000 | 20230601638084 | 0-772-487-888

17-07-127-006-0000 | 20230601638084 | 1-948-203-728

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

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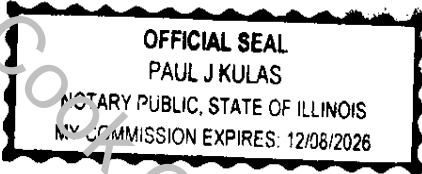
State of Illinois )  
                          )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WALTER BOITCHOUK personally known to me to be the the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he signed and delivered the said instrument and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal, this 17th day of May, 2023.

Commission expires: 12-8-2026   
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



Exempt under provisions of Paragraph (e)  
Section 4, of the Real Estate Transfer Tax Act.  
5-17-23 P. Kulas AM  
Date Attorney or Representative

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph(s) (e) of Section 200 1-2B of said Ordinance.

5-17-23 P. Kulas AM  
Date Buyer, Seller or Representative

Mail to:

Paul J. Kulas  
2329 W. Chicago Ave.  
Chicago, IL 60622

Send subsequent tax bills to:

2119 Grand LLC  
1100 N. Cumberland  
Park Ridge, IL 60068

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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: 5-17, 2023

Signature: *[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 17th day of MAY, 2023.

Notary Public *[Handwritten Signature]*



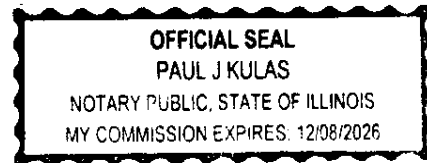
The grantee of his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorize to do business or acquire and hold title to real estate in Illinois, 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 Illinois.

Dated: 5-17, 2023.

Signature: *[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 17th day of MAY, 2023.

Notary Public *[Handwritten Signature]*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)