

UNOFFICIAL COPY

PROBATE DEED

This instrument prepared by:
James Lowry
454 E. Northwest Highway
Des Plaines, IL 60018

Mail to:
Bambaryla LLC
4517 Lilac Ave.
Glenview, IL 60025

Name and Address of Taxpayer:
Bambaryla LLC
4517 Lilac Ave.
Glenview, IL 60025

THIS INDENTURE made this 29 day of April 2023, between Michael Lewandowski and Lisa Lewandowski, as Co-Independent Administrators of the Estate of Bogdan Lewandowski, deceased, as Grantor, and Bambaryla LLC, an Illinois Limited Liability Company as Grantee(s).

WHEREAS Bogdan Lewandowski ("Decedent") resided in County of Cook, State of Illinois, having not left a will, and that thereafter proceedings were instituted in the Circuit Court of Cook County, Illinois, as Case No. 2022 P 8678, to probate the estate of said Decedent and on February 6, 2022, Grantor(s) was duly appointed and qualified as the Independent Administrator of said estate, and letters issued out of said court to Grantor(s) and said letters are now in full force and effect, and

NOW THEREFORE, in consideration of the sum of Ten (\$10.00) and 00/100 Dollars, and other good and valuable consideration in hand paid, the Independent Administrator of the said estate does hereby grant, sell and convey to Grantee(s) all of the Decedent's right, title and interest as in and to the following described Real Estate situated in the County of Cook in the State of Illinois:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Numbers: 14-08-203-015-1340
Address of Real Estate: 5445 N SHERIDAN RD. UNIT 3003 CHICAGO, IL 60640

TO HAVE AND TO HOLD said real estate, in fee simple, together with the tenements, hereditaments and appurtenances thereunto belonging forever.



2316713298D

Doc# 2316713298 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/16/2023 12:32 PM PG: 1 OF 6

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Exempt under the provision of paragraph "e", Section 31-45 of the Real Estate Transfer Tax Law. (35 ILCS 200/31-45) 4/15/23 A

IN WITNESS WHEREOF, Grantors, Michael Lewandowski and Lisa Lewandowski, as Independent Executor, of said estate has hereunto set his/her hand and seal on this 29, day of April, 2023.

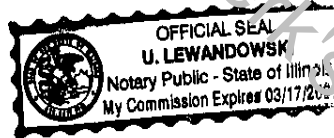
M. Lewandowski
Michael Lewandowski

Lisa Lewandowski
Lisa Lewandowski

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

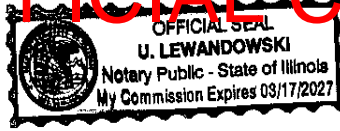
I, the undersigned, a Notary Public in and for said County, in the State of Illinois aforesaid, DO HEREBY CERTIFY that Michael Lewandowski personally known to me to be the Independent Administrator, of the Estate of Bogdan Lewandowski, deceased, same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this said instrument as his 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 29 day of April, 2023.

[Signature]
NOTARY PUBLIC



STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois aforesaid, DO HEREBY CERTIFY that Lisa Lewandowski, personally known to me to be the Independent Administrator, of the Estate of Bogdan Lewandowski, deceased, same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this said instrument as his 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 29 day of April, 2023.

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A handwritten signature in black ink, appearing to be "U. Lewandowski", written over a horizontal line.

 NOTARY PUBLIC

Exhibit A

Unit No. 3003 in 5445 Edgewater Plaza as Delineated on Plat of survey of the following described parcel of Real Estate (hereinafter referred to as "Parcels"):

The South 31 feet of the North 875 feet of the West 131.96 feet; and that part lying South of the said North 875 feet of the East fractional half of the Northeast quarter of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, (all as measured parallel with the West and North lines of said East fractional half of the Northeast quarter) and lying North of a line that is drawn at right angles to the East line of Sheridan Road, through a point in said East line that is 1,090 feet South of the said North line of East fractional half of the Northeast quarter; all of the above lying West of the West boundary line of Lincoln Park as established by decree entered July 6, 1908, in Case No. 285574 Circuit Court, as shown on Plat recorded July 9, 1908, as Document No. 4229498 (except therefrom the West 47 feet thereof heretofore condemned as part of Sheridan Road) in Cook County, Illinois, which Plat of survey is attached as exhibit "C" to the declaration of Condominium made by American National Bank and Trust Company, a National Banking Association, as Trustee under Trust Agreement Dated August 25, 1969 and known as Trust No. 27801, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 24267313, together with its undivided 100 percent interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Plat of survey) in Cook County, Illinois.

Cook County Clerk's Office

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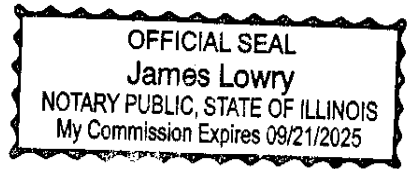
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 Limited Liability Company of foreign Limited Liability Company authorized to transact business or acquire and hold title to real estate in Illinois an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership or limited liability company authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 5-30, 2023 Signature: M. Lewandowski
Grantor

Dated _____, 20____ Signature: _____
Grantor

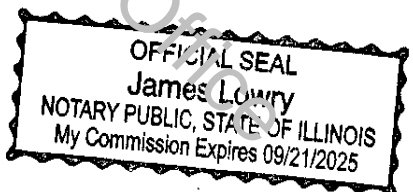
Subscribed and sworn to before
Me by the said Michael Lewandowski
this 30 day of May
2023.
NOTARY PUBLIC James Lowry



The grantee or his/her 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 Limited Liability Company of foreign Limited Liability Company authorized to transact business or acquire and hold title to real estate in Illinois an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership or limited liability company authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 5-30, 2023 Signature: M. Lewandowski
Grantee or Agent

Subscribed and sworn to before
Me by the said Michael Lewandowski
This 30 day of May
2023.
NOTARY PUBLIC James Lowry



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.)

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REAL ESTATE TRANSFER TAX

16-Jun-2023



CHICAGO:	0.00
GTA:	0.00
TOTAL:	0.00

14-08-203-015-1340 | 20230601649302 | 0-266-213-072

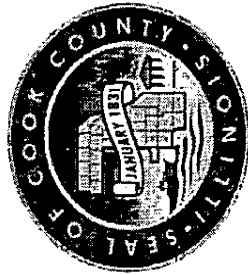
* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

16-Jun-2023



COUNTY:

0.00

ILLINOIS:

0.00

TOTAL:

0.00

14-08-203-015-1340

20230601649302

0-712-992-464

Property of Cook County Clerk's Office