

UNOFFICIAL COPY

Doc#: 2320840091 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2023 11:40 AM Pg: 1 of 3

QUIT CLAIM DEED

Dec ID 20230701681685
ST/CO Stamp 1-756-787-152
City Stamp 1-169-289-680

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR, **PIMA LLC, 2941-43 Series G, 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,

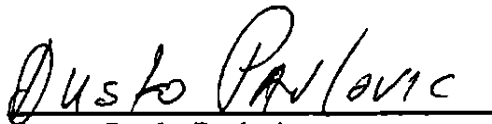
CONVEYS and QUIT CLAIMS to **2941-43 IRVING LLC, an Illinois Limited liability Company** the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See Page 3 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: **13-24-104-021-0000**

Address of Real Estate: **2941-43 West Irving Park Road, Chicago, IL 60618**

The date of this deed of conveyance is **February 8, 2023**.


(SEAL) Dusko Pavlovic - Managing/Sole member of PIMA LLC, 2941-43 Series G, an Illinois Limited liability Company

(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 **Dusko Pavlovic** personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the 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.

(Impress Seal Here)
(My Commission Expires 1/5/2024)

Given under my hand and official seal



Notary Public

UNOFFICIAL COPY**LEGAL DESCRIPTION**

Address of Real Estate: 2941-43 West Irving Park Road, Chicago, IL 60618

Permanent Real Estate Index Numbers: 13-24-104-021-0000

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED ON COOK COUNTY ILLINOIS, TO WIT:
 THE WEST 50 FEET OF THE SOUTH 7 FEET OF LOT 1 AND THE WEST 50 FEET OF LOTS 2, 3, AND 4 IN
 BLOCK 2 IN GARDNER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST, 1/4 OF THE NORTHWEST 1/4
 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
 COUNTY, ILLINOIS.

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

2-8-23
 Date

Duško Paulovic
 Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX

25-Jul-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-24-104-021-0000

| 20230701681685 | 1-756-787-152

REAL ESTATE TRANSFER TAX

25-Jul-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

13-24-104-021-0000 | 20230701681685 | 1-169-289-680

* 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:

2937 West Irving Park Road,
 Chicago, IL 60618

Recorder-mail recorded document to:

2937 West Irving Park Road,
 Chicago, IL 60618

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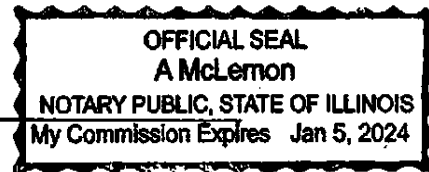
STATEMENT BY GRANTOR AND GRANTEE

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 02/08/23 Signature: Dusko Pavlovic
Grantor or Agent

Subscribed and sworn to before me
by the said Dusko Pavlovic
dated 2/8/23

Notary Public _____

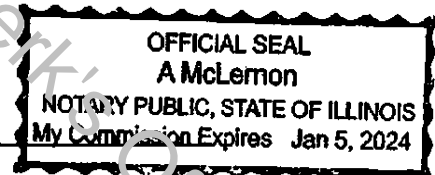


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 02/08/23 Signature: Dusko Pavlovic
Grantee or Agent

Subscribed and sworn to before me
by the said Dusko Pavlovic
dated 2/8/23

Notary Public _____



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.