

# UNOFFICIAL COPY

Doc#: 2335433421 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/20/2023 03:41 PM Pg: 1 of 6

Dec ID 20231201699664  
ST/CO Stamp 1-759-817-776  
City Stamp 0-568-520-752

## QUIT CLAIM DEED

THE GRANTOR(S), **PETER BABJAK**, married man, of the Village of Mt Prospect, County of Cook, State of Illinois, for an in consideration of ten dollars (\$10.00), and other good and valuable consideration, in hand paid, , does hereby REMISE, CONVEY AND QUITCLAIM unto said GRANTEE: **BAKIKI LLC**, an Illinois Limited Liability Company, of Cook County, Illinois, as a Trustee of **WRIGHTOOD REVOCABLE LAND TRUST 055160** dated December 19, 2023, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number: 13-28-312-045-0000  
Property Address: 5516 W WRIGHTWOOD AVE, CHICAGO, IL, 60625

Dated this 19 day of December, 2023

GRANTOR(S):

By: Peter Babjak  
Peter Babjak,

*[Notarization page attached]*

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STATE OF ILLINOIS )  
COUNTY OF DeKalb ) SS:

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Peter Babjak, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such signed and delivered the said instrument, as their free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of December, 2023

Notary Public

My Commission Expires:

8/13/26



**Prepared by:**

Peter Babjak  
701 W Sunset Rd  
Mt Prospect, IL 60056

**EXEMPT** under provisions under provisions of Paragraph (e) Section 31-45, Property Tax Code.

**Mail to:**

BAIKI LLC  
5632 w Lawrence Ave  
Chicago, IL 60630

Date:

12/19/23

Buyer / Seller Representative

**Name and Address of Taxpayer:**

BAIKI LLC  
Trustee  
5632 W Lawrence Ave  
Chicago, IL 60630

Property of Cook County Clerk's Office

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<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

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Total does not include any applicable penalty or interest due.

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COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



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13-28-312-045-0000

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## LEGAL DESCRIPTION

THE EAST 1/2 OF LOT 41 AND ALL OF LOT 42 IN BLOCK 5 IN WRIGHTWOOD AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## **PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:**

13-28-312-045-0000

5516 W WRIGHTWOOD AVE. CHICAGO, IL 60639

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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 12/19/23 Signature: Natalia Togn  
Grantor or Agent

Subscribed and sworn to before me Bozena Paiz  
by the said agent  
dated 12/19/23

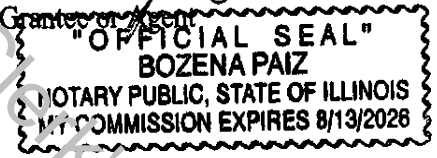


Notary Public [Signature]

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 12/19/23 Signature: Natalia Togn  
Grantee or Agent

Subscribed and sworn to before me Bozena Paiz  
by the said agent  
dated 12/19/23



Notary Public [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 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.**