

UNOFFICIAL COPY

Doc#. 2335533000 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2023 09:09 AM Pg: 1 of 6

Dec ID 20231201699991
ST/CO Stamp 2-062-463-024
City Stamp 0-346-124-336

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 **NORDICA REVOCABLE LAND TRUST 039520** 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: 13-19-111-023-0000
Property Address: 3852 N NORDICA AVE, CHICAGO, IL, 60634

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 DuPage) 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 day of December, 2023

Property of Cook County Clerk's Office

[Signature]
Notary Public

My Commission Expires: 08/13/26



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:
BAKIKI LLC
5632 w Lawrence Ave
Chicago, IL 60630

Date: 12/19/23

[Signature]

Buyer / Seller Representative

Name and Address of Taxpayer:
BAKIKI LLC
Trustee
5632 W Lawrence Ave
Chicago, IL 60630

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EXHIBIT A

LEGAL DESCRIPTION:

*LOT 3 IN BLOCK 6 IN UTITZ & HEIMANN'S IRVING PARK BLVD. ADDITION, BEING A SUBDIVISION OF
THE*

*NORTH 1/2 OF THE NORTHWEST OF SECTION 19, (EXCEPT THE EAST 40 ACRES) AND THAT PART OF
THE WEST 1674.1 FEET LYING SOUTH OF ROAD OF SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

13-19-111-023-0000

3852 N. NORDICA AVE., CHICAGO, IL 60634

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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 Ign
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 Ign
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.

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CHICAGO:	0.00
CTA:	0.00
TOTAL:	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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