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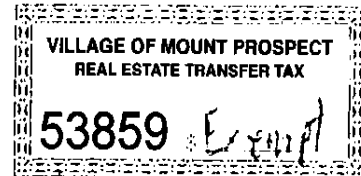
Doc#: 2400206342 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/02/2024 02:04 PM Pg: 1 of 5

Dec ID 20231201605318
ST/CO Stamp 1-025-034-288

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 **SOUTHSCHOOL REVOCABLE LAND TRUST 02192210** dated December 12 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: 08-12-214-056-0000
Property Address: 219-221 South School Street, Mount Prospect, IL 60056

Dated this 22 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 22nd day of December, 2023

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.

Date:

12/22/23**Mail to:**

BAKIKI LLC
5632 w Lawrence Ave
Chicago, IL 60630

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

***LOTS 36, 37 AND THE SOUTH HALF OF LOT 38 IN BLOCK 20 IN MOUNT PROSPECT, A
SUBDIVISION OF PART OF THE NORTH WEST QUARTER AND PART OF THE NORTH EAST
QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.***

Permanent Index Number(s):

08-12-214-056-0000

Note for Informational Purposes Only, Commonly known as:

219-221 South School Street, Mount Prospect, IL 60056

Property of Cook County Clerk's Office

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State of Illinois

County of DuPage SS**STATEMENT BY GRANTOR AND GRANTEE**

THE GRANTOR(S), or his/her/their 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 corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership or authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date

12/22/23

Grantor or Agent

[Signature]

Subscribed and Sworn to before me

This 22 day of December, 2023.

Notary Public

[Signature]

THE GRANTEE(S), or his/her/their 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 or authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date

12/22/23

Grantee or Agent

[Signature]

Subscribed and Sworn to before me

This 22 day of December, 2023.

Notary Public



[Signature]

NOTE: Any person who knowingly submits 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 provisions of Section 4 of the Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
08-12-214-056-0000		20231201605318	1-025-034-288