

UNOFFICIAL COPY

Doc#: 2405133230 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/20/2024 03:14 PM Pg: 1 of 3

QUITCLAIM DEED ILLINOIS STATUTORY

Dec ID 20240201634112
ST/CO Stamp 0-358-195-760
City Stamp 1-799-078-448

MAIL TO:
1015 N LAVERGNE AVE INC
8501 Timber Ridge Dr.
Burr Ridge, IL 60527

NAME & ADDRESS OF TAXPAYER:
1015 N LAVERGNE AVE INC
8501 Timber Ridge Dr.
Burr Ridge, IL 60527

RECORDER'S STAMP

THE GRANTOR, David Luberda, married man to Anna Kulesza*, of the County of DuPage, State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, CONVEYS AND QUIT CLAIMS to the following GRANTEE: 1015 N LAVERGNE AVE INC, an Illinois Corporation, all interest in the following described real estate, to wit:

LOT 24 AND THE WEST 1/2 OF LOT 23 IN BLOCK 3 D.M.D. BIRGE AND COMPANY'S SECOND SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

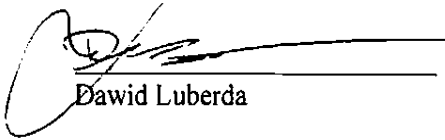
Permanent Index Number(s): 16-04-413-001-0000

Property Address: 1015 N. Lavergne Ave, Chicago, IL, 60651

*Not a Homestead Property as to Anna Kulesza.

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Dated December 27, 2023



Dawid Luberda

State of Illinois)
) SS
County of Cook)

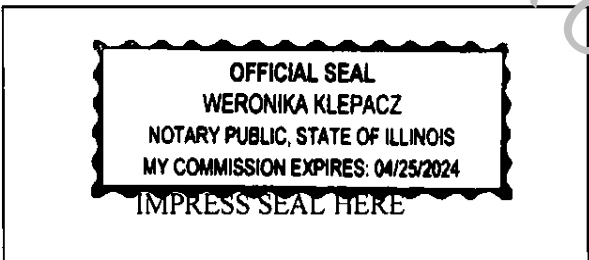
I, the undersigned, a Notary Public in for said County, in the State aforesaid, CERTIFY THAT Dawid Luberda, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the instrument as her 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 notarial seal, this 27 day of December, 2023.



Notary Public

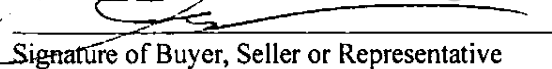
My commission expires on 4/25/2024



NAME AND ADDRESS OF PREPARER:

Slava Aaron Tenenbaum, Chartered
2222 Chestnut Ave., No. 201
Glenview, IL 60026

EXEMPT UNDER PROVISIONS OF
PARAGRAPH
E SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: 12/27/2023



Signature of Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

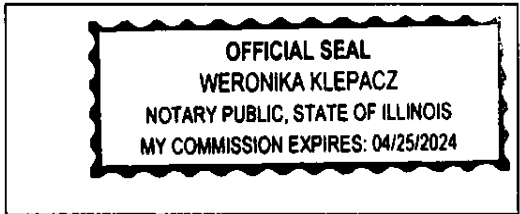
THE GRANTOR OR HIS AGENT AFFIRM THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 12/27/2023

SIGNATURE [Signature]
Grantor or Agent

SIGNATURE _____
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 27 day of December, 2023.



Notary Public [Signature]

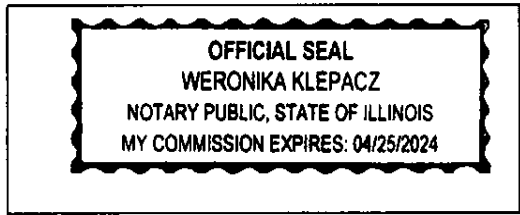
THE GRANTEE OR HIS AGENT AFFIRM THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 12/27/2023

SIGNATURE [Signature]
Grantee or Agent

SIGNATURE _____
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 27 day of December, 2023.



Notary Public [Signature]