



QUITCLAIM DEED
Statutory (ILLINOIS)

Doc#: 1317056018 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/19/2013 11:20 AM Pg: 1 of 3

THE GRANTORS, **DAN LATINO**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration in hand paid, CONVEY(s) and QUIT CLAIM(s) to:

3960 N. ELSTON, LLC - 3245-49 N. WESTERN, a limited liability corporation created and existing under and by virtue of the Laws of the State of Illinois having its principal office at 4932 N. California, Chicago, IL 60625, the following described Real Estate situated in the County of Cook, in the State of ILLINOIS to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 14-19-324-004-0000 and 14-19-324-005-0000

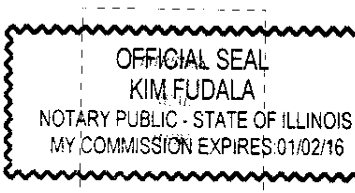
Address of Real Estate: **3247-49 N. WESTERN, CHICAGO, IL 60618**

Dated this 4 day of MARCH, 2013.

DAN LATINO

This transaction is exempt pursuant to Section 4, Paragraph E of the Real Estate Transfer Tax Act.

Grantor, Attorney or Agent



State of Illinois, County of Cook

I, the undersigned, a Notary Public in said county, state that **DAN LATINO**, is 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 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.

Given under my hand and official seal this 4 day of MARCH, 2013

Commission Expires 01-02-16

Notary Public

MAIL TO:
DENKEWALTER & ANGELO
ATTN: BRIAN S. DENENBERG
5215 OLD ORCHARD ROAD, #1010
SKOKIE, ILLINOIS 60077

SEND SUBSEQUENT TAX BILLS TO:
3960 N. Elston, LLC — 3245-49 N. Western
4932 N. California
Chicago, IL 60618

UNOFFICIAL COPY

LEGAL DECSRIPTION

LOTS 30 AND 31 (EXCEPT PART LYING WITHIN THE WEST 50 FEET OF SCECTION) IN SUB BLOCK 1 IN SCHRADER'S SUBDIVISION OF BLOCK 45, (EXCEPT SOUTH 266 FEET OF THE WEST 218 FEET THEREOF) IN SUBDIVISION OF SECTION 19 TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT SOUTHWEST 1/4 OF THE NORTHEAST 1/4 THEREOF AND EXCEPT SOUTHEAST 1/4 OF THE NORTHWEST 1/4 THEREOF AND EXCEPT EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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: 3-4-13

Signature: [Signature]
Grantor or Agent

Subscribed and sworn before me by the said Dan Latino this 4 day of March 2013

Notary Public Kim Fudala



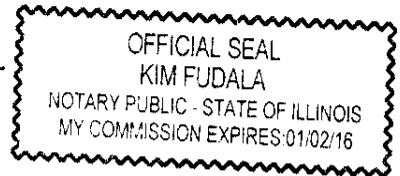
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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: 3-4-13

Signature: [Signature]
Grantee or Agent

Subscribed and sworn before me by the said Angela Latino this 4 day of March 2013

Notary Public Kim Fudala



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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.