

16025309578

QUIT CLAIM DEED

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Doc#: 1604945070 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/18/2016 03:08 PM Pg: 1 of 3

THE GRANTOR, Theresa A. Borst, for
and in consideration of TEN DOLLARS (\$10.00),
in hand paid, CONVEYS and QUIT CLAIMS to
TCM BUILDING, LLC/5724 N. AVONDALE,
5649 N. Kolmar, Chicago, Illinois, the following
described Real Estate situated in the County of
Cook, in the State of Illinois, to wit:
LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF

THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO ILCS 200/31-45(E) (THE ILLINOIS REAL ESTATE TRANSFER TAX LAW)

DATED: January 7, 2015

[Signature]

SELLER/TRANSFEROR/REPRESENTATIVE

THIS IS NOT HOMESTEAD PROPERTY

Address of Real Estate: 5724 North Avondale Avenue, Chicago, Illinois, 60631

Permanent Real Estate Index Number: 13-06-414-008-0000

DATED this 7 day of January, 2015

[Signature]

THERESA A. BORST

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Theresa A. Borst, 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 said instrument as her free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal this 7 day of January, 2015.



[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois; (773) 467-0800

AFTER RECORDING, MAIL TO:
Guzaldo Law Offices
6650 North Northwest Highway, Suite 300
Chicago, Illinois 60631

SEND SUBSEQUENT TAX BILLS TO:
TCM BUILDING, LLC/5724 N AVONDALE
5649 N. Kolmar
Chicago, Illinois 60646

REC'D

COOK COUNTY RECORDER

UNOFFICIAL COPY


LEGAL DESCRIPTION

LOT TWENTY-SIX (26) IN BLOCK SEVEN (7) KINSEYS NORWOOD PARK, SUBDIVISION, A RESUBDIVISION OF BLOCKS THIRTY-FOUR(34), THIRTY-FIVE (35), THIRTY-SIX (36), AND THIRTY-SEVEN (37) IN VACATED ALLEYS THEREIN OF NORWOOD PARK OF SECTION SIX (6), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Address of Real Estate: 5724 North Avondale Avenue, Chicago, Illinois 60631

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		16-Feb-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-06-414-008-0000 20160201668967 0-559-180-352		

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		16-Feb-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-06-414-008-0000 20160201668967 2-007-902-784		

Quit Claim Deed

INDIVIDUAL TO INDIVIDUAL

5724 North Avondale Avenue
Chicago, Illinois 60631

Theresa A. Borst

to

TCM BUILDING, LLC/5724 N. AVONDALE
a series of an Illinois limited liability company

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or 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 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 and hold title to real estate under the laws of the State of Illinois.

Dated: January 7, 2015

Signature: *Theresa A. Borst*
Theresa A. Borst

Subscribed and sworn to before me
this 7 day of January, 2015.

[Signature]
Notary Public



The grantee or the grantee's agent affirms that, to the best of his or 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 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 and hold title to real estate under the laws of the State of Illinois.

TCM BUILDING LLC/5724 N. AVONDALE

Dated: January 7, 2015

Signature: *Theresa Borst*
Theresa Borst

Subscribed and sworn to before me
this 7 day of January, 2015.

[Signature]
Notary Public

Signature: *Cheryl L. Pries*
Cheryl L. Pries



Signature: *Marilyn Weiss*
Marilyn Weiss

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.)