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Doc#: 1903547056 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/04/2019 10:22 AM Pg: 1 of 3

**QUIT CLAIM DEED
Corporation to Individual (Illinois)**

Dec ID 20181201667964
ST/CO Stamp 1-390-283-168
City Stamp 0-851-214-752

THE GRANTOR, 2436 54th STREET, LLC, an Illinois Limited Liability Company, of the City of Chicago in the County of Cook and State of Illinois for and in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, does hereby Convey and Quit Claim to:

Gilberto Leon,
Eduardo Leon and
Gerardo Leon
3713 Madison Avenue
Brookfield, IL 60513

Not as Tenants in Common but as **Joint Tenants**, all interest in the following described real estate situated in the County of Cook, in the State of Illinois:

LOT 481 IN D.J. KENNEDY'S PARK ADDITION, IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL, IN COOK COUNTY, ILLINOIS.

Meridian

Permanent Real Estate Index Number: 19-12-422-055-0000 Vol. 387.

Address of real estate: 2436 West 54th Street, Chicago, Illinois 60632.

Dated this 15 day of January, 2018. ^{9 am}

2436 54th STREET, LLC

By: *Gilberto Leon*
Gilberto Leon, Member

By: *Eduardo Leon*
Eduardo Leon, Member

By: *Gerardo Leon*
Gerardo Leon, Member

FIRST AMERICAN TITLE
FILE # 2950672

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State of Illinois)
) ss I, the undersigned, a Notary Public in and
 County of Cook) for the County and State aforesaid

DO HEREBY CERTIFY that

GILBERTO LEON, EDUARDO LEON and GERARDO LEON, Members,

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes herein set forth and further acknowledged that they are duly authorized by said corporation to execute this Deed of conveyance.

Given under my hand and official seal, this 15 day of January, 2018 *fm*

Linda J Minnich (SEAL)
 Notary Public

COUNTY - ILLINOIS TRANSFER STAMPS
 EXEMPT UNDER PROVISIONS OF PARAGRAPH
 "E" 35 ILCS 200/31-45, REAL ESTATE

TRANSFER ACT.

DATE: 1-15-18 *J. Minnich*

Buyer, Seller or Representative



Subsequent tax bills to: Gilberto Leon, Eduardo Leon and Gerardo Leon, 3713 Madison Avenue, Brookfield, Illinois 60513.

Prepared by & Return to: Irving J. Ochsenschlager, 519 W. Galena Blvd., Aurora, IL 60506.



First American

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First American Title Insurance Company
8707 West 95th Street

Hickory Hills, IL 60457
Phone: (708)430-2932
Fax: (866)596-4854

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: January 15, 2019 Signature: Rose Niven
Grantor or Agent

Subscribed and sworn to before me by the said Rose Niven, affiant, on January 15, 2019.

Notary Public Linda J Minnich

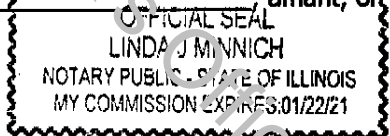


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: January 15, 2019 Signature: Rose Niven
Grantee or Agent

Subscribed and sworn to before me by the said Rose Niven, affiant, on January 15, 2019.

Notary Public Linda J Minnich



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)