

UNOFFICIAL COPY

QUIT CLAIM DEED Statutory (Illinois)



Doc# 1912317029 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2019 11:02 AM PG: 1 OF 2

THE GRANTOR, QCD FINANCIAL, LLC, an Illinois limited liability company, having its principle office at 3 Grant Sq. #212 Hinsdale IL 60521 for and in consideration of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS TO GRANTEES – ANTHONY ECKERT, single never married man AND MICHAEL PERRONE, single never married man, AS JOINT TENANTS IN COMMON, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Address of Real Estate: 3049 W LEXINGTON STREET CHICAGO IL 60612
Permanent Real Estate Tax Number: 16-13-309-005-0000

LOT 20 IN BLOCK 1 IN P.W. SNOWHOOKS DOUGLAS PARK ADDITION TO THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Current and Past due General Real Estate Taxes; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof; any special taxes or assessments for improvements heretofore completed; building lines and building restrictions; private, public and utility easements; covenants and restrictions of record as to use and occupancy; the general exceptions to the title commitment; local, state and federal laws, ordinances or governmental regulations, included but not limited to, building code violations, liens and judgments; leases and tenancies; pending building code violations court cases; items appearing of record or that would be shown on a survey.

REAL ESTATE TRANSFER TAX

03-May-2019



CHICAGO:	52.50
CTA:	21.00
TOTAL:	73.50 *

16-13-309-005-0000 | 20190501664074 | 0-655-320-992

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

REAL ESTATE TRANSFER TAX

03-May-2019



COUNTY:	3.50
ILLINOIS:	7.00
TOTAL:	10.50

16-13-309-005-0000

| 20190501664074 | 1-075-685-280

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Quit Claim Deed - *continued*

DATED this 25TH day of APRIL, 2019.

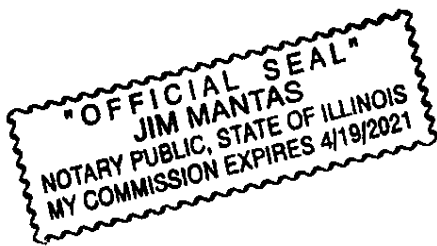
QCD FINANCIAL, LLC
By: SENECTUM FINANCIAL, its Manager
By: SENECTUM, LLC, its Manager

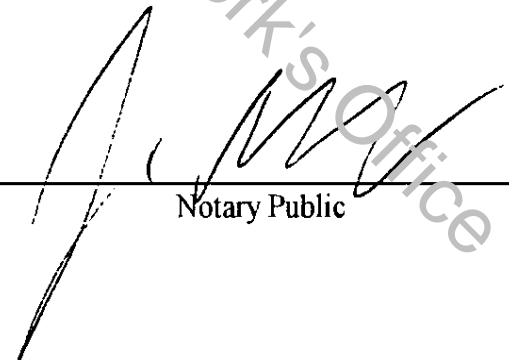
By: 
Daria Balina
Manager/Member

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Daria Balina, 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 acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 25 day of APRIL, 2019.





Notary Public

PREPARED BY:
Craig S. Kozys
QCD Financial, LLC
3 Grant Sq #212
Hinsdale IL 60521

SEND SUBSEQUENT TAX BILLS TO:
Anthony Eckert and Michael Perrone
2633 W Superior St. Unit 2
Chicago IL 60612