

19652053-77211
 ATA National Title Group, LLC
 120 S. LaSalle Street, Suite 1240
 Chicago, IL 60603

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1921806078

Doc# 1921806078 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/06/2019 11:55 AM PG: 1 OF 4

QUIT CLAIM DEED

This agreement, made this 12th day of June between ANTHONY DUARTE, party of the first part, and 3434 PALMER LLC, an Illinois Limited Liability Company,

parties of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the parties of the second part, the receipt of which is acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, all the following described real estate, situated and described as follows, to wit

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

COMMONLY KNOWN AS: 1440 North Monticello Avenue, Chicago, IL 60647

PIN: 13-26-329-024-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2018 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

By [Signature]
 ANTHONY DUARTE

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph c Section 4 of the Real Estate Transfer Tax Act. *7/24/19 [Signature]*

Dated this 12th day of July, 2019.

By [Signature]
 ANTHONY DUARTE

REAL ESTATE TRANSFER TAX		25-Jul-2019	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
13-26-329-024-0000 20190701628609 1-597-551-712			

REAL ESTATE TRANSFER TAX		25-Jul-2019	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00*
13-26-329-024-0000 20190701628609 0-857-699-424			
* Total does not include any applicable penalty or interest due.			

S Y
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STATE OF ILLINOIS)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that, Anthony Duarte, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as the free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of July 2019.

Stephanie Gutierrez (Notary Public)

This instrument prepared by :
Tristan & Cervantes
30 W. Monroe, Suite 630
Chicago, Illinois 60603



MAIL TO:

Tristan & Cervantes
30 W. Monroe St., Suite 630
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

3434 Palmer LLC
2100 W. Pratt Blvd
Chicago IL 60645

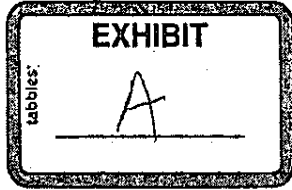
Property of Cook County Clerk's Office

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LOT 7 IN DOSE'S SUBDIVISION OF THE WEST HALF OF LOT 15 IN KIMBALL'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER (EXCEPT 25 ACRES IN THE NORTHEAST QUARTER THEREOF) OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 2440 North Monticello Avenue, Chicago, Illinois 60647

Property Tax Number: 13-26-329-024-0000



Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 07 | 15 | 2019

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION

The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

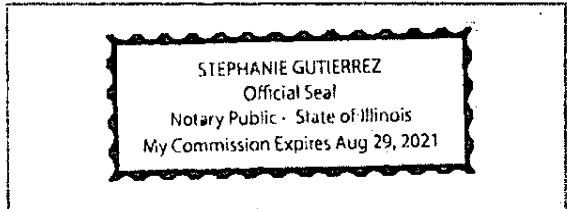
Subscribed and sworn to before me, Name of Notary Public: Stephanie Gutierrez

By the said (Name of Grantor): Anthony Duarte

On this date of: 07 | 15 | 2019

NOTARY SIGNATURE: Stephanie Gutierrez

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 07 | 15 | 2019

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION

The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

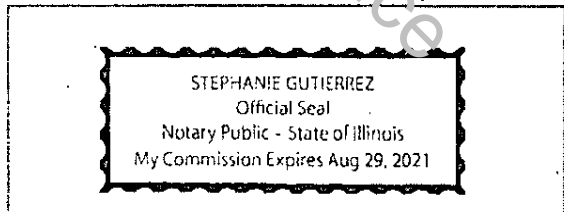
Subscribed and sworn to before me, Name of Notary Public: Stephanie Gutierrez

By the said (Name of Grantee): Anthony Duarte

On this date of: 07 | 15 | 2019

NOTARY SIGNATURE: Stephanie Gutierrez

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)