

UNOFFICIAL COPY

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Yosef Beard
1507 E 53rd St, Suite 134
Chicago, IL 60615

NAME & ADDRESS OF TAXPAYER:

Yosef Beard
1507 E 53rd St, Suite 134
Chicago, IL 60615



Doc# 1934522041 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/11/2019 11:28 AM PG: 1 OF 3

THE GRANTOR Cine Vistion Diagnostic, LLC

of the City of, of the Cook County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEYS AND QUIT CLAIMS TO

Yosef Beard

of the County of Cook and the State of Illinois, all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

LOT 18 IN THE SUBDIVISION OF BLOCKS 15 AND 16 IN WOODLAWN RIDGE SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE, 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,

Permanent Index Number(s): 20-23-127-035-0000

Property Address: 6652 S. Woodlawn, Chicago, IL 60637

Dated this 16 day of NOV, 2019

Cine Vision Diagnostic, LLC (Seal)
Cine Vision Diagnostic, LLC by Yosef
Beard, Manager

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INT SB

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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 Yosef Beard, Manger of Cine Vision Diagnostic, LLC, 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 signed, sealed and delivered the said instrument as 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 notarial seal this 16th day of November, 2019

Notary Public
My commission expires on Sept 21, 2022



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:


Fenceroy Law Office
Keith Fenceroy
3047 N Lincoln Ave
400
Chicago, IL 60657

EXEMPT UNDER PROVISIONS OF PARAGRAPH

E SECTION 31-45, PROPERTY TAX CODE.
DATE: 11-16-19



Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/2-5022)

REAL ESTATE TRANSFER TAX	11-Dec-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-23-127-035-0000 | 20191101642039 | 0-546-121-056

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

REAL ESTATE TRANSFER TAX	11-Dec-2019
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

20-23-127-035-0000 | 20191101642039 | 0-410-305-888

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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: NOV 16 2019

SIGNATURE *Celine Vision*
GRANTOR - Celine Vision Diagnosis LLC - yosef beard

GRANTOR NOTARY SECTION:

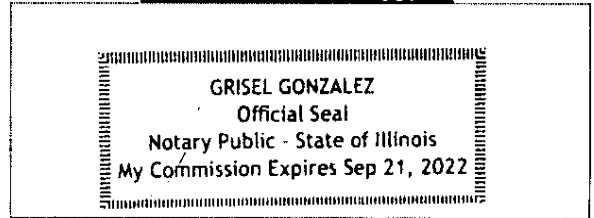
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Celine Vision Diagnosis

On this date of: Nov 16th 2019

NOTARY SIGNATURE: *Grisel Gonzalez*

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: NOV 16 2019

SIGNATURE *Yosef Beard*
GRANTOR - Yosef Beard

GRANTOR NOTARY SECTION:

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

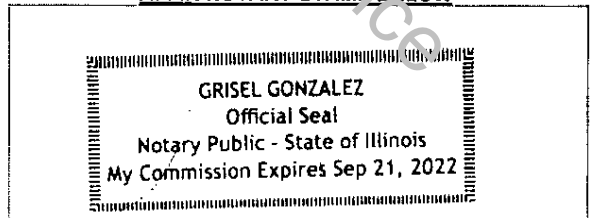
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Yosef Beard

On this date of: Nov 16th 2019

NOTARY SIGNATURE: *Grisel Gonzalez*

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)**)