

UNOFFICIAL COPY



2001308376ID

Doc# 2001308376 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/13/2020 02:41 PM PG: 1 OF 3

**QUITCLAIM DEED
ILLINOIS STATUTORY**

THE GRANTOR(S), **HOME DEALS CHICAGO CORP.**, AN ILLINOIS CORPORATION OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS FOR AND IN CONSIDERATION OF \$10.00 (TEN DOLLARS) IN HAND PAID AND PURSUANT TO THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION CONVEY(S) AND QUIT CLAIMS TO **UP2DATE PROPERTIES LLC**, AN ILLINOIS LIMITED LIABILITY COMPANY OF 8157 NORMANDY AVE BURBANK, IL 60459, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK AND THE STATE OF ILLINOIS, TO WIT:

LOT 4 IN 4TH ADDITION TO ALMAR MEADOWS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE LITTLE CALUMET RIVER, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 8, 1967 AS DOCUMENT 2311175 IN COOK COUNTY, ILLINOIS.

SUBJECT TO: TAXES FOR THE YEARS 2019 AND SUBSEQUENT YEARS AND COVENANTS AND RESTRICTIONS OF RECORD.

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER(S): 29-14-149-025-0000

ADDRESS OF REAL ESTATE: 15739 S. INGLESIDE AVENUE DOLTON, IL 60419

DATED: JANUARY 3, 2020

HOME DEALS CHICAGO CORP.

BY:

Pedro Castaneda, President

PRO TITLE GROUP, INC.

**5140 MAIN STREET
DOWNERS GROVE, IL 60515**

REAL ESTATE TRANSFER TAX

13-Jan-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

29-14-149-025-0000

20200101685694 | 1-900-739-936

PRO TITLE GROUP, INC

Property of Cook County Clerk's Office

1911008 COOK

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF *Cook* SS.

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, CERTIFY THAT PEDRO CASTANEDA, PRESIDENT OF HOME DEALS CHICAGO CORP. 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 HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS 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 OFFICIAL SEAL, DATED 01/03/2020

(NOTARY PUBLIC)



EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW

DATE: 01/03/2020

SIGNATURE OF BUYER, SELLER OR REPRESENTATIVE

PREPARED BY:

HOME DEALS CHICAGO CORP.
917 W. WASHINGTON BLVD. #147
CHICAGO, IL 60607

VILLAGE OF DOLTON No. 22953
 WATER/REAL PROPERTY TRANSFER TAX
 ADDRESS *15734 S Indiana*
 ISSUE *1/10/20* EXPIRED *3/10/20*
 AMT *50*
 TYPE *quit*
 VILLAGE COMPTROLLER *Ad*

MAIL TO:

UP2DATE PROPERTIES LLC
8157 NORMANDY AVE
BURBANK, IL 60459

SEND SUBSEQUENT TAX BILLS TO:

UP2DATE PROPERTIES LLC
8157 NORMANDY AVE
BURBANK, IL 60459

UNOFFICIAL COPY

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: 01 | 03 | 2020

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: _____

MAGGIE MAKSWIEJ

By the said (Name of Grantor): PEDRO CASTANEDA

AFFIX NOTARY STAMP BELOW

On this date of: 01 | 03 | 2020

NOTARY SIGNATURE: _____

OFFICIAL SEAL
MAGGIE MAKSWIEJ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/15/20

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: 01 | 03 | 2020

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: _____

MAGGIE MAKSWIEJ

By the said (Name of Grantee): DANIEL RUSZKIEWICZ

AFFIX NOTARY STAMP BELOW

On this date of: 01 | 03 | 2020

NOTARY SIGNATURE: _____

OFFICIAL SEAL
MAGGIE MAKSWIEJ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/15/20

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)

rev. on 10.17.2016