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Doc#. 2009121187 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/31/2020 12:09 PM Pg: 1 of 4

QUIT CLAIM DEED

This instrument was prepared by
and after recording mail to:

John Mantas, Esq.
Skoubis & Mantas, LLC
1300 W. Higgins Rd., Ste. 209
Park Ridge, Illinois 60068

Dec ID 20200301646622
ST/CO Stamp 1-165-738-208
City Stamp 0-164-618-464

Above Space for Recorder's Use Only

THE GRANTOR, ALISON V. GRAMENOS, an unmarried woman, of 1831 N. Paulina St., Chicago, Illinois 60622, and MICHAEL J. MARKS, an unmarried man, of 1831 N. Paulina St., Chicago, Illinois 60622, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM to AVMM PROPERTIES, LLC, a Delaware limited liability company, of 1831 N. Paulina St., Chicago, Illinois 60622, all interest they may have in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A- LEGAL DESCRIPTION

P.I.N.: 14-31-414-017-0000

c/k/a: 1831 N. Paulina St., Chicago, Illinois 60622

EXEMPT UNDER PROVISIONS OF PARAGRAPH (c) 35 ILCS 200/31-45, PROPERTY TAX CODE AND COOK COUNTY ORD. 93-0-23 PAR 4 AND EXEMPT UNDER SECTION 2001-2B6 OF THE CHICAGO TRANSACTION TAX

3/16/2020
Date

Grantor, Grantee or Representative

Dated this 16th day of March, 2020

ALISON V. GRAMENOS

MICHAEL J. MARKS

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State of Illinois }
 }
County of Cook } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ALISON V. GRAMENOS**, a **single woman**, 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 she signed, sealed and delivered the said instrument as her 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, this 16th day of March, 2020

Christine Gregory

NOTARY PUBLIC

State of Illinois }
 }
County of Cook } SS



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MICHAEL J. MARKS**, a **single man**, 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, this 16th day of March, 2020

Christine Gregory

NOTARY PUBLIC

SEND SUBSEQUENT TAX BILLS TO:

AVMM Properties LLC
1831 N. Paulina St.
Chicago, Illinois 60622



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EXHIBIT A

LEGAL DESCRIPTION

**LOT 29 IN BLOCK 23 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE
NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS**

PIN: 14-31-414-017-0000

PROPERTY ADDRESS: 1831 N. Paulina St., Chicago, Illinois 60622

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

The GRANTOR or his/her Agent affirms that, to the best of his/her 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 title to real estate under the laws of the State of Illinois.

Date: 3/16/2020

Signature: [Signature]
GRANTOR or AGENT

SUBSCRIBED and SWORN to
before me by the said GRANTOR on
this 16th day of March, 2020

[Signature]
Notary Public



The GRANTEE or his/her 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 title to real estate under the laws of the State of Illinois.

Date: 3-16-20

Signature: [Signature]
GRANTEE or AGENT

SUBSCRIBED and SWORN to
before me by the said GRANTEE on
this 16th day of MARCH, 2020

[Signature]
Notary Public



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 the provisions of **SECTION 4** of the **Illinois Real Estate Transfer Tax Act: (35 ILCS 200/Art.31)**)