

UNOFFICIAL COPY

QUIT CLAIM DEED

Doc#: 2024420271 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/31/2020 03:03 PM Pg: 1 of 2

Mail to:

Kingsley Holdings, LLC
842 N Winchester Ave, Unit 3
Chicago, IL 60622

Dec ID 20200701630623

City Stamp 1-813-849-824

Send tax bill to:

Kingsley Holdings, LLC
842 N Winchester Ave, Unit 3
Chicago, IL 60622

The Grantor, LDK IL PROPERTIES, LLC, a Delaware limited liability company, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to KINGSLEY HOLDINGS LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 88 AND THE EAST 5 FEET OF LOT 87 IN HAYNES AND WEHRHEIMS
SUBDIVISION OF BLOCK 1 IN KINZIE'S SUBDIVISION OF THE NORTHEAST
QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD said premises.

Permanent Real Estate Index Number: 13-24-203-029-0000

Address of Real Estate: 2424 West Byron Street, Chicago, Illinois 60618

Dated this 18th day of June, 2020.

LDK IL PROPERTIES, LLC, a Delaware
limited liability company

By: [Signature] (SEAL)
Lawrence Kingsley, Its Managing Member

REAL ESTATE TRANSFER TAX

15-Jul-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

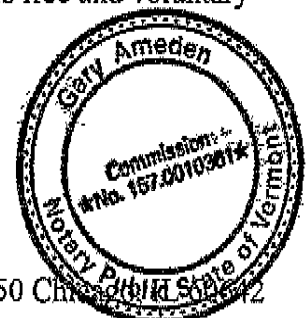
13-24-203-029-0000 | 20200701630623 | 1-813-849-824

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

I, the undersigned, a Notary Public in the State of VERMONT, DO HEREBY CERTIFY that Lawrence Kingsley, 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.

Given under my hand and official seal, this 18th day of June, 2020.

[Signature] (Notary Public)



Prepared by: Christopher Norback, Attorney at Law, 939 W North Ave, #750 Chicago, IL 60610-4242

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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: 6 | 18 | 2020

SIGNATURE: [Signature]
GRANTOR or AGENT

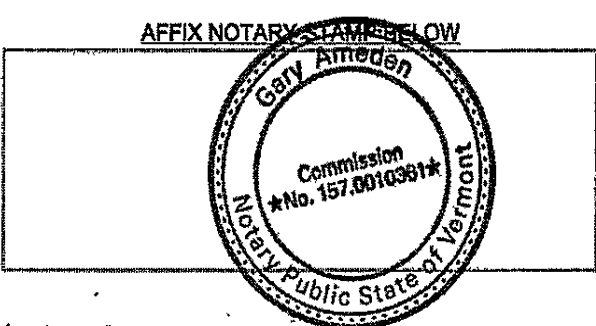
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Lawrence Kingsley

On this date of: 6 | 18 | 2020

NOTARY SIGNATURE: [Signature]



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: June 26 | 2020

SIGNATURE: [Signature]
GRANTEE or AGENT

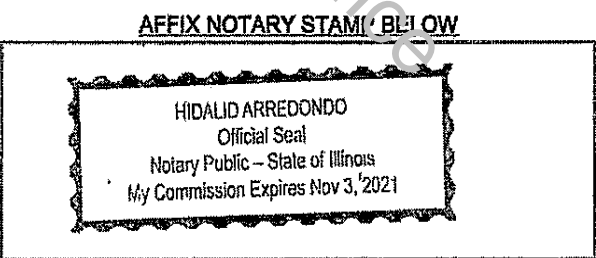
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): Andrew Kingsley

On this date of: June 26 | 2020

NOTARY SIGNATURE: [Signature]



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)**)