

UNOFFICIAL COPY

Doc#: 2028517493 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/13/2020 04:12 PM Pg: 1 of 3

QUIT CLAIM DEED

Dec ID 20200801664045

City Stamp 1-687-953-888

MAIL TO:
CODILIS & ASSOCIATES, P.C.
15W030 N. Frontage Road
Suite 100
Burr Ridge, IL 60527

NAME & ADDRESS OF TAXPAYER:
AGAR HOLDINGS, LLC-3141 N. OAKLEY SERIES
4044 N. Lincoln Avenue, Unit 350
Chicago, IL 60618

GRANTOR (S), ALEXANDER GARCIA, 3141 N. Oakley Ave., Chicago, IL 60618 , and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, REMISES, QUIT CLAIM (S) to the GRANTEE (S), AGAR HOLDINGS LLC-3141 N. OAKLEY SERIES, the following described real estate:

LOT 26 IN BLOCK 1 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index No: 14-30-102-022-0000

Known as: 3141 N. Oakley Avenue, Chicago, IL 60618

SUBJECT TO: (1) General real estate taxes not due and payable at time of closing;
(2) Covenants, conditions and restrictions of record.

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

REAL ESTATE TRANSFER TAX

18-Aug-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-30-102-022-0000 | 20200801664045 | 1-687-953-888

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

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DATED this 29th day of July, 2020.

Alexander Garcia (Grantor)
ALEXANDER GARCIA,

STATE OF IL

SS

COUNTY OF Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Alexander Garcia known to me to be the same person(s) whose name(s) I subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that I signed, sealed and delivered the said instrument as my 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 notary seal, this 29th day of July, 2020.



Diana Ciepiela
Notary Public

My commission expires: 5/1/2023

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph E
Real Estate Transfer Act
35 ILCS 200/31-45

Prepared by:
Codilis & Associates, P.C.
Matthew Moses, ARDC #6278082
15W030 North Frontage Road
Suite 100
Burr Ridge, IL 60527

Date: 08-11-20

File: 14-19-08725

Signature: Matthew Moses

Grantee Contact:
Agar Holdings, LLC-3141 N. Oakley Series
4044 N. Lincoln Avenue, Unit 350
Chicago, IL 60618
Matthew Moses
ARDC # 6278082

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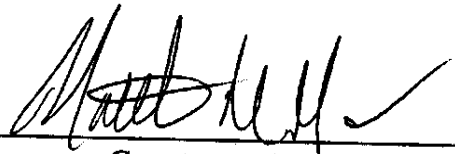
File # 14-19-08725

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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.

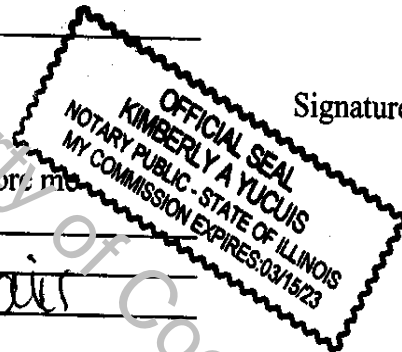
Dated August 14, 2020

Signature: _____



Grantor or Agent

Matthew Moses
ARDC # 6278082

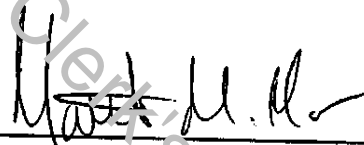


Subscribed and sworn to before me
By the said Agent
Date 8/14/2020
Notary Public [Signature]

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest 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.

Dated August 14, 2020

Signature: _____



Grantee or Agent

Matthew Moses
ARDC # 6278082



Subscribed and sworn to before me
By the said Agent
Date 8/14/2020
Notary Public [Signature]

Note: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)