

UNOFFICIAL COPY

**QUIT CLAIM DEED
STATUTORY (ILLINOIS)
(GENERAL)**

THE GRANTOR,

Doc#: 2031507506 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/10/2020 02:34 PM Pg: 1 of 3

Dec ID 20200901687728
ST/CO Stamp 0-432-569-824

**DENNIS ZIC,
a married man**

215 South Ridge Avenue
of the Village of Arlington Heights, County of Cook, State of Illinois for the consideration of TEN AND NO/100
(\$10.00) DOLLARS, in hand paid, CONVEYS and QUIT CLAIMS to:

**ZV ASSET MANAGEMENT, LLC, SERIES 3
an Illinois Limited Liability Company**

215 South Ridge Avenue, Arlington Heights, Illinois 60005
all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See
reverse for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead
Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number (PIN): 15-12-432-034-1036 and 15-12-432-034-1074 (P34)

Address(es) of Real Estate: 7428 West Washington, Unit 604, Forest Park, Illinois 60130

Sheet Dated this 11th day of September, 2020

FIRST AMERICAN TITLE

FILE # 3064703 accom

[Signature]
DENNIS ZIC

(SEAL)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the
State aforesaid, **DO HEREBY CERTIFY** that

DENNIS ZIC, a married man

ANDREW J DRAUS
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 6, 2022

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 11th day of Sept., 2020.

Commission expires: 6/6/2022

[Signature]
NOTARY PUBLIC

This instrument was prepared by Andrew J. Draus, Atty at Law, 53 East St Charles Rd, Ste 102, Villa Park, IL 60181-2465

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LEGAL DESCRIPTION

for premises commonly known as 7428 West Washington, Unit 604, Forest Park, IL 60130

UNIT NUMBERS 604 AND P-34 IN WASHINGTON CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

LOT 10 IN THE TOELLNER'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 30 OF THE SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 27 FEET OF THE EAST 86 FEET OF LOT 40 IN MCLESTER'S MADISON STREET SUBDIVISION OF BLOCK 36 OF RAILROAD ADDITION TO HARLEM, IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

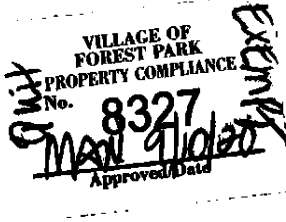
PARCEL 3:

LOT 9 IN THE TOELLNER'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 30 OF THE RAILROAD ADDITION TO HARLEM, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 27.30 FEET OF LOT 40 IN MCLESTER'S MADISON STREET SUBDIVISION OF BLOCK 36 OF THE RAILROAD ADDITION TO HARLEM OF PART OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 1, 2005 AS DOCUMENT 0530503014; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.



Exempt under Provisions of Paragraph E
Section 31-45, Property Tax Code.

9-16-20

Date Buyer, Seller, or Representative

MAIL TO:

ANDREW J. DRAUS
Attorney at Law
53 East St Charles Road, Ste 102
Villa Park, IL 60181-2465

SEND SUBSEQUENT TAX BILLS TO:

ZW ASSET MANAGEMENT, LLC, SERIES 3
215 South Ridge Avenue
Arlington Heights, IL 60005

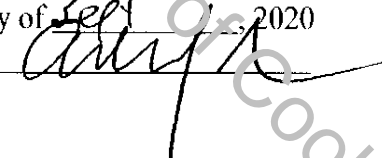
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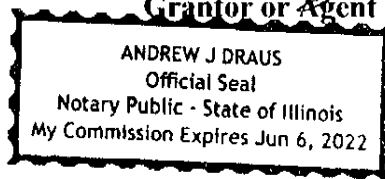
STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his Agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed 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 September 11th, 2020

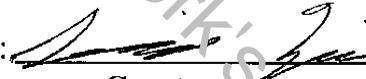
Signature: 
Grantor or Agent

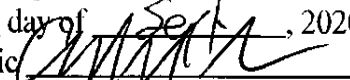
Subscribed and sworn to before me
by the said Dennis Lee
this 11th day of Sept, 2020
Notary Public 

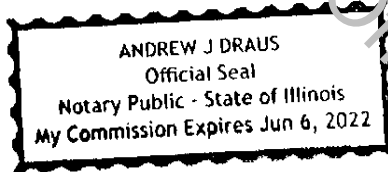


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated September 11th, 2020

Signature: 
Grantee or Agent

Subscribed and sworn to before me
by the said Dennis Lee
this 11th day of Sept, 2020
Notary Public 



Note: 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.

(Attached 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.)