

# UNOFFICIAL COPY

Doc#: 2031807040 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/13/2020 07:02 AM Pg: 1 of 5

Dec ID 20201001627660  
ST/CO Stamp 1-555-579-872

## QUIT CLAIM DEED

THE GRANTOR(S) LW FINANCING, LLC,  
of 3503 Wilcox Avenue, Bellwood, Illinois 60104, a limited liability company created and existing under  
and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of  
Illinois, for the consideration of ten dollars (\$10.00) in hand paid, and other good and valuable consideration  
CONVEY(S) and QUIT CLAIMS(S) unto TECHNO MAGNETIC MEDIA AND COMPUTER  
SUPPLIES, INC., of 8140 River Drive, Morton Grove, Illinois 60053, a corporation created and existing  
under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the Illinois,  
AND MOSHE KEDAR, of 8140 River Drive, Morton Grove, Illinois 60053, an unmarried man, as Tenants  
in Common, all interest in the following described Real Estate, legally described as:  
See Exhibit "A" attached hereto.

147  
AC000475We

Property Address: 2100 South 12<sup>th</sup> Avenue, Maywood, IL 60153  
Permanent Real Estate Index Number(s): 15-15-428-019-0005

PURSUANT TO 35 ILCS 200/31-45(E) I VERIFY THAT THE ATTACHED DEED IS EXEMPT FROM  
THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX LAW

DATED this 18<sup>TH</sup> day of MAY, 2020.  
LW FINANCING, LLC

By: [Signature]  
LINDA WILLIAMS, Individually and as  
Managing Member of LW Financing, LLC

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH  
(F), SECTION (5) OF THE VILLAGE OF  
MAYWOOD REAL ESTATE TRANSFER TAX ORDINANCE.

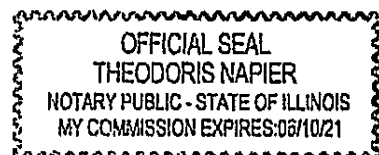
[Signature] 10-5-2020  
AUTHORIZED SIGNATURE DATE

STATE OF ILLINOIS  
COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT the  
above signed, LINDA WILLIAMS, personally known to me to be the same person(s) whose name(s) are  
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that  
they signed, sealed and delivered the said instrument as their 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 18 day of MAY, 2020.

[Signature] [SEAL]  
(SIGNATURE OF NOTARY PUBLIC)



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Prepared By:  
J. Stephen Walker  
Law Offices of J. Stephen Walker, P.C.  
203 N. LaSalle Street, Suite 2100  
Chicago, IL 60601

Mail to and Subsequent Tax Bills to:

*Techar Magnolia Medical  
3140 River Dr.  
Morton Grove IL 60053*

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of its knowledge, the names of the grantees 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, 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.

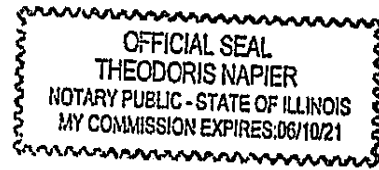
Dated: May 18<sup>th</sup>, 20 20

LW FINANCING, LLC

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by Linda Williams  
This 18<sup>th</sup> day of May, 20 20

Theodoris Napier  
Notary Public



The grantee or its agent affirms and verified 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 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.

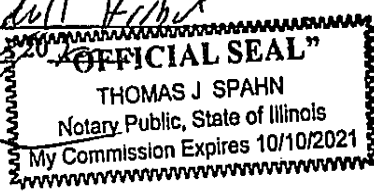
Dated: 8/5, 20 20

TECHNO MAGNETIC MEDIA AND  
COMPUTER SUPPLIES, INC.

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by Mardell Fisher  
This 5<sup>th</sup> day of August

[Handwritten Signature]  
Notary Public



The grantee or his agent affirms and verified 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

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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.

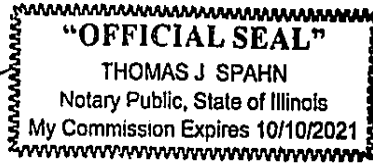
Dated: \_\_\_\_\_ 8/5, 2020

MOSHE KEDAR

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by Moshe Kedar,  
This 5<sup>th</sup> day of August, 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.

(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.)

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## EXHIBIT A LEGAL DESCRIPTION

THAT PART OF THE EAST ½ OF LOT 6 IN COMMISSIONER'S PARTITION OF THE SOUTH 22 ACRES OF THE EAST ½ OF THE SOUTH EAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 33 FEET FOR 12<sup>TH</sup> AVE) LYING SOUTH OF THE NORTH 99 FEET AND NORTH OF THE 79 FEET NORTH OF AND ADJOINING THE SOUTH 2 ACRES OF THE EAST ½ OF LOT 6 AFORESAID IN COOK COUNTY, ILLINOIS.

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