

UNOFFICIAL COPY

Doc#: 2033916040 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/04/2020 09:54 AM Pg: 1 of 3

QUIT CLAIM DEED

EDUARDO TOBON ("Grantor"), of 484 Hawthorne Lane, Winnetka, Illinois 60093, for good and valuable consideration in hand paid, hereby CONVEYS and QUIT CLAIMS unto **PROGRESO PROPERTIES LLC-PROGRESO PROPERTIES LLC-4132** ("Grantee"), an Illinois series limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois, whose address of record is 484 Hawthorne Lane, Winnetka, Illinois 60093, the following described real estate in the County of Cook, State of Illinois, to wit:

Dec ID 20201101657198
ST/CO Stamp 0-562-293-728
City Stamp 0-044-821-472

(Reserved for Recorders Use Only)

Permanent Real Estate Index Number: 13-13-321-028-0000

Common Address of Real Estate: 4132 N. Francisco Avenue, Chicago, Illinois 60618

LOT 11 AND 12 IN BLOCK 11 OF ROSS PARK, BEING A SUBDIVISION IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: general real estate taxes not delinquent on the date hereof and covenants, conditions, and restrictions of record, if any.

And the said Grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Quit Claim Deed this 13 day of October, 2020



Eduardo Tobon, Grantor

Exempt from requirements of Wyo. Stat. Ann. § 34-1-142(a) under exemption 5.



Eduardo Tobon, Grantor

Dated: October 13, 2020

Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

11/12/2020

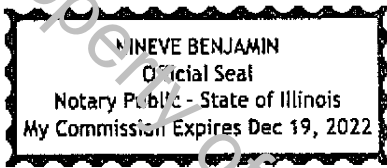
Date Buyer, Seller or Representative

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that that **EDUARDO TOBON**, whose name is subscribed to the foregoing instrument as having executed the same, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13th day of October, 2020.



[Handwritten Signature]

Notary Public

My commission expires 12/19/2022

After Recording Mail to:

Jeffrey A. Zaluda, Esq.
Horwood Marcus & Berk Chartered
500 W. Madison Street, Suite 3700
Chicago, Illinois 60661

Send Subsequent Tax Bills to:

Eduardo Tobon, Manager
Progreso Properties LLC-4132
484 Hawthorne Lane
Winnetka, Illinois 60093

This Instrument Was Prepared by:

Jeffrey A. Zaluda, Esq.
Horwood Marcus & Berk Chartered
500 W. Madison Street, Suite 3700
Chicago, Illinois 60661

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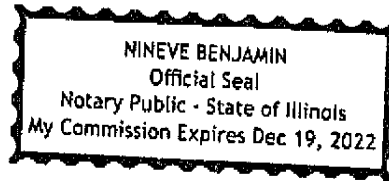
GRANTOR/GRANTEE STATEMENT


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 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 October 13, 2020.

Signature 
Eduardo Tobon, Grantor


Subscribed and sworn to before me by the said Grantor this 13th day of October, 2020.



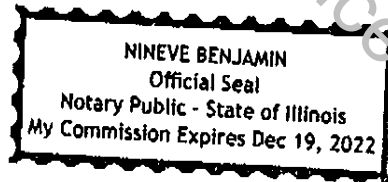
Notary Public 

The Grantee or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest 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 October 13, 2020.

Signature 
Eduardo Tobon, Manager of Progreso Properties LLC-
Progreso Properties LLC- 4132, Grantee

Subscribed and sworn to before me by the said Grantee this 13th day of October, 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 the provisions of the Illinois Real Estate Transfer Tax Act: 35 ILCS 200/Art. 31.)