

UNOFFICIAL COPY

QUIT CLAIM DEED (Statutory Illinois)

Doc#: 2036340094 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/28/2020 11:26 AM Pg: 1 of 4

Dec ID 20200501682744
ST/CO Stamp 1-809-247-456
City Stamp 0-325-594-336



(The space above for Recorder's use only)



THE GRANTOR, 2631 N. MOZART, INC., an Illinois Corporation, of 3608 N. Milwaukee Ave., Chicago, IL 60641, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **QUIT CLAIMS** to **LYLE SCHACHTER**, a married man, of 2119 W. McLean Avenue, Chicago, IL 60647, as Sole and Separate Property, the following described Real Estate situated in Cook County, Illinois, commonly known as 2631 North Mozart Street, Chicago, IL 60647, legally described as:


LOT 35 (EXCEPT THE SOUTH 22 FEET THEREOF), LOT 36 AND THE SOUTH 2 FEET OF LOT 37 IN THE SUBDIVISION OF LOTS 1 AND 2 IN THE SUPERIOR COURT PARTITION OF LOT 3 IN BARRON, HEALD AND OTHERS SUBDIVISION OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 13-25-307-029-0000

Address of Real Estate: 2631 N. Mozart Street, Chicago, IL 60647

Subject to covenants, conditions and restrictions of record and any current or future real estate taxes.

REAL ESTATE TRANSFER TAX		18-May-2020	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
13-25-307-029-0000 20200501682744 1-809-247-456			

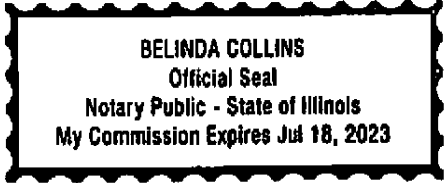
REAL ESTATE TRANSFER TAX		18-May-2020	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
13-25-307-029-0000 20200501682744 0-325-594-336			
* Total does not include any applicable penalty or interest due.			

UNOFFICIAL COPY

Dated this 15th day of May, 2020.

[Signature] (SEAL)

2631 N. MOZART, INC.
LYLE SCHACHTER, Owner



STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LYLE SCHACHTER, personally known to me to be the same person/s whose name/s is/are subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he/she 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 15th day of May, 2020.

Commission expires July 18, 2023
[Signature]
NOTARY PUBLIC

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

5/18/2020
Date
[Signature]
Buyer, Seller or Representative

TITLE NOT EXAMINED BY PREPARER. DIVORCE DECREE, IF ANY, NOT EXAMINED BY PREPARER. INFORMATION FURNISHED.

This instrument was prepared by:
Michael W. Brady, Attorney
M.W. Brady Law Firm, P.C
20950 S. Frankfort Square Road, Unit B
Frankfort, Illinois 60423

MAIL TO:
Mr. Lyle Schachter
3608 North Milwaukee Avenue
Chicago, IL 60641

SEND SUBSEQUENT TAX BILLS TO:
Mr. Lyle Schachter
3608 North Milwaukee Avenue
Chicago, IL 60641

Recorder's Office Box No. _____

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated Nov 25, 2020 Signature: Maureen Martini
Grantor or Agent

Subscribed and sworn to before me by
the said Maureen Martini
this 25 day of Nov, 2020



Sara Martini
Notary Public

The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantor 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 Nov 25, 2020 Signature: Maureen Martini
Grantee or Agent

Subscribed and sworn to before me by
the said Maureen Martini
this 25 day of Nov, 2020



Sara Martini
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.

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 20010595RL

For APN/Parcel ID(s): 13-25-307-029-0000

LOT 35 (EXCEPT THE SOUTH 22 FEET THEREOF), LOT 36 AND THE SOUTH 2 FEET OF LOT 37 IN THE SUBDIVISION OF LOTS 1 AND 2 IN THE SUPERIOR COURT PARTITION OF LOT 3 IN BARRON, HEALD AND OTHERS SUBDIVISION OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office