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Doc#. 2100517027 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 01/05/2021 09:33 AM Pg: 1 of 4

Dec ID 20201101660699

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

JOHNSON & BELL, LTD.
33 WEST MONROE ST., SUITE 2700
CHIC CO. ILLINOIS 60606
ATTENTION, DANIEL R. AHASAY

THIS INDENTURE WITNESSFIH, that the Grantors, ANNA VARGAS and MATIAS VARGAS, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and QUITCLAIM unto 3E HOLDINGS LLC, 7711 WEST WESTWOOD DRIVE, UNIT 1B, ELMWOOD PARK, ILLINOIS 60707, the real estate situated in the County of Cook in the State of Illinois, to-wit:

PARCEL 1:

UNIT 7711-1B IN 7707-7711 WESTWOOD DRIVE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED RFAL ESTATE:

LOTS 1, 2, 3 (EXCEPT THE SOUTHERLY 4 FEET DEEDED FOR PUBLIC ALLEY). AND LOT 4 IN BLOCK 50 IN WESTWOOD, BEING MILL'S AND SONS' SUBDIVISION IN THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1926 AS DOCUMENT 9423633

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-7, A LIMITED COMMON ELEMENT AS SET FORTH IN THE CONDOMINIUM DECLARATION RECORDED OCTOBER 16, 2008 AS DOCUMENT 0628927081 AND AMENDED DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 6, 2006 AS DOCUMENT 0631017037, AS MAY BE FURTHER AMENDED FROM TIME TO TIME, COOK COUNTY, ILLINOIS

Property Address: 7711 W WESTWOOD DRIVE, UNIT 1B, ELMWOOD PARK, ILLINOIS, 60707

PIN: 12-25-316-132-1013

SUBJECT TO real estate taxes and assessments not yet due and payable, easements, covenants, conditions, restrictions and reservations of record, public utility easements, building lines, setbacks, and zoning and building codes and restrictions.

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TO HAVE AND HOLD said real estate with all privileges, tenements, appurtenances and hereditaments thereunto belonging or in anywise appertaining, forever.

GRANTORS hereby expressly waive and release any and all right or benefit 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.

| Y. WITNESS WHEREOF, Granton | rs have delivered this Quitclaim, Deed effective as of the 22 day |
|-----------------------------|---|
| of <u>September</u> , 2020. | $\sim 1 \text{ dV}$ |
| 700 | |
| | Anna Wargas |
| STATE OF ILLINOIS) | |
| COUNTY OF Cook) | |

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anna Vargas, 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 she signed and delivered said instrument as his free and voluntary act, for he uses and purposes therein set forth.

Given under my hand and official seal, this 22. day of,

OFFICIAL SEAL NICOLE FARRELI NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 05/10/2022

STATE OF ILLINOIS) COUNTY OF () SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matias Vargas, 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 and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of 3ptonled 2020.

OFFICIAL SEAL NICOLE FARRELL NOTARY PUBLIC. STATE OF ILLINOIS My Commission Expires 05/10/2022

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Address of Grantee and Send Subsequent Tax Bills To:

3E HOLDINGS, LLC, 7711 WEST WESTWOOD DRIVE, UNIT 1B, ELMWOOD PARK, ILLINOIS 60707

11 Emily Ct.

Lemont, Illinois 60439

This deed is exempt from transfer taxes under 35 ILCS 200/31-45(e)

Grantor, Grantee or Agent

Ct. Illinois

ORCOOK COUNTY Clark's Office

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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.

ANNA VARGA

DATED: September 22, 2020

SUBSCRIBED AND SWORN to before

me this 22 day of 3

Notary Public

OFFICIAL SEAL NICOLE FARRELL NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 05/10/2022

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 acovire 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:

Sendenber 272020.

OFFICIAL SEAL NICOLE FARRELL NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 05/10/2022

3E HOLDINGS. LLC, 77/1 WEST WESTWOOD DRIVE WIT 1B. ELMWOOD PARK, ILL INOIS 60707

SUBSCRIBED AND SWORN to before me this 22 day of 30 tom but 2020

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.