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QUIT CLAIM DEED GENERAL

Doc#. 2101206147 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 01/12/2021 11:45 AM Pg: 1 of 4

Dec ID 20201201684071 ST/CO Stamp 0-587-397-088 City Stamp 1-718-433-760

THE GRANTOR, 5156 W. DRUMMOND AVE., LLC, an Illinois Limited Liability Company, of the City of GLENCOE, in the County of Cook, and State of Illinois, for and in consideration of \$10.00 in hand paid, conveys and quit claims to 2057-59 N. LECLAIRE AVE., LLC, an Illinois Limited Liability Company, of the City of GLENCCOE, in the County of Cook, and State of Illinois, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 4358-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE WILSON AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0717715032, AND AS DELINEATED AND DEFINED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE SAID DECLARATION OF CONDOMINIUM:

LOT 21 IN W.F. KAISER AND COMPANY'S WILSON AVENUE SUBDIVISION OF BLOCK 20 IN MONTROSE BEING A SUBDIVISION OF THE NORTH WEST ½ AND THE NORTH ½ OF THE SOUTH WEST ¼ OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Index Number: 13-15-115-040-1007

Address of Real Estate: 4358 W. WILSON AVE., UNIT 4358-1, CHICAGO, Illinois 60630

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

12/7/10
Date Buyer, Seller of Representative

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Dated: December 07, 2020	
	5156 W. DRUMMOND AVE., LLC, an Illinois limited liability company
	By: GEORGE TYCHALSKI, Managing Member
STATE OF ILLINOIS) ss COUNTY OF	
I, the undersigned, a Notary Public in and for THAT GEORGE TYCHALSKI, Managing Memb Illinois limited liability company, personally known subscribed to the foregoing instrument, appeared by that he signed, sealed, and delivered the said instrument purposes therein set forth, including the release	own to me to be the person whose hame is efore me this day in person, and acknowledged ment as his free and voluntary act, for the use
Given under my hand and official seal this 1714, of	
OFFICIAL SEAL ZOFIA TOBIASZ NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires February 08, 2024	(Notary Public)
Prepared By:	
Matthew S. Payne, The Payne Law Office, Charter Illinois 60631	ed, 6444 N. Milwauker Ave., Chicago,
Mail To:	1/c
Matthew S. Payne, The Payne Law Office, Charter Illinois 60631	ed, 6444 N. Milwaukee Ave., Chicago,

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Name and Address of Taxpayer / Address of Property:

2057-59 N. LECLAIRE AVE., LLC, an Illinois limited liability company, 1104 FAIRFIELD RD., GLENCOE, IL 60022

Property of County Clark's Office

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STATEMENT BY GRANTOR AND GRANTEE

5156 W. DRUMMOND AVE., LLC	
The grantor or its agent affirms that, to the best of its 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 of do business or acquire and hold title to real estate under the laws of the State of Illinois.	
Dated. 12/07/2020	
Signature of Grantor or Agent:	
Subscribed and sworn to before me this <u>fixe</u> day of December, 2020.	
Joan coines	
Notary Public OFFICIAL SEAL ZOFIA TOBIASZ NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires February 08, 2024	
The grantee or its 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 itle to real estate in Illinois, a partnership authorized to do business or acquire and hold itle 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: 12/07/2020	
Signature of Grantee or Agent:	
Subscribed and sworn to before me this day of December, 202.1. OFFICIAL SEAL ZOFIA TOBIASZ NOTARY PUBLIC, STATE OF ILLIND'S My Commission Expires February 08, 2024	
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 Section 4 of the Illinois Real Estate Transfer Tax Act.]	