

UNOFFICIAL COPY

6719085 25/25

QUITCLAIM DEED

Doc#: 2102106152 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/21/2021 11:31 AM Pg: 1 of 2

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Dec ID 20201201674934
ST/CO Stamp 0-995-682-272
City Stamp 1-544-267-744

Prepared by: Robert Metz
Mail To:
JR Holding Group, LLC
2021 Midwest Road, Suite 200
Oak Brook, Illinois 60523

Above Space for Recorder's Use Only

The Grantor, MR Capital Group, LLC, of the Cook County of the State of Illinois for and in consideration of One (\$1.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM to JR Holding Group, LLC, of the County Cook and the State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 21 IN BLOCK 4 IN FRED BUCK'S PORTAGE PARK SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5750 West Comelia Avenue
Chicago, IL 60641
TAX PARCEL NUMBER: 13-21-305-019-0000


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not as joint tenants or tenants by the entirety, but as tenants in common.

Pursuant to 35 ILCS 200/31-45(E) I verify that this Quitclaim Deed is exempt from the provisions of the Real Estate Transfer Tax Law.

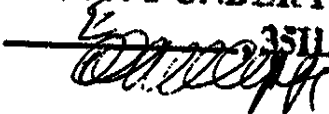
Dated this 31st Day of July, 2020

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)


Mike Dambrose
MR Capital Group, LLC


Michael J. D'Aubrose

SUBSCRIBED and SWORN to before me
this 31st day of July, 2020.

EXEMPT UNDER PARAGRAPH 1-1
35 ILCS 200/31-45



NOTARY PUBLIC

REAL ESTATE TRANSFER TAX 01-Dec-2020
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00
13-21-305-019-0000 | 20201201674934 | 0-995-682-272

REAL ESTATE TRANSFER TAX 01-Dec-2020
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00
13-21-305-019-0000 | 20201201674934 | 1-544-267-744
* Total does not include any applicable penalty or interest due.

Official Seal
Samuel W Wink
Notary Public State of Illinois
My Commission Expires 11/15/2023

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

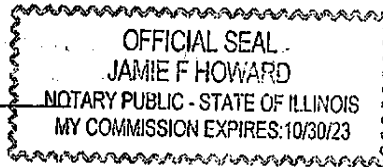
The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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: as of this 2ND day of NOVEMBER, 2020

[Handwritten Signature]
Signature

Subscribed to and sworn before me this 2ND day of NOVEMBER 2020

[Handwritten Signature]
Notary Public



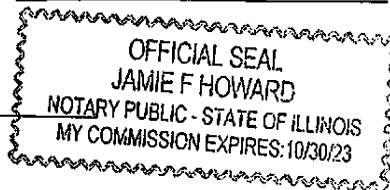
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to hold title to real estate under the laws of the State of Illinois.

Dated: as of THE 2ND day of NOVEMBER 2020

[Handwritten Signature]
Signature

Subscribed to and sworn before me this 2ND day of NOVEMBER 2020

[Handwritten Signature]
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.)