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QUIT CLAIM DEED Statutory (Illinois)

Doc#: 2103406303 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2021 12:06 PM Pg: 1 of 3

Dec ID 20210101610237
ST/CO Stamp 1-045-336-080
City Stamp 1-201-999-888

GRANTOR, Bradley Anastasia, a single man, of Chicago, IL, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to

RESERVE HOUSE PROPERTIES, LLC, an Illinois Limited Liability Company,

all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 2220 North Keystone Ave, Chicago, IL 60639, legally described as:

LOT 16 IN BLOCK 50 IN KENNEY'S ADDITION TO PENNOCK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL 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 Real Estate Index Number(s): 13-34-215-035-0005

Address of Real Estate: 2220 North Keystone Avenue, Chicago, IL 60639

Dated this 12 day of November, 2020.

PLEASE PRINT
OR TYPE
NAME(S)
BELOW
SIGNATURE(S)

By:  (SEAL)
Bradley Anastasia

Exempt under provisions of Paragraph E,

Section 4, Real Estate Transfer Tax Act.

11/12/20
Date 
Buyer, Seller or Representative

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Individual to Individual

QUIT CLAIM DEED

Property of Cook County Clerk's Office

State of Illinois, County of Cook as I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bradley Anastasia 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 they 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 12th day of November, 2020.

Commission expires 28th / Dec, 2021.



[Signature]

NOTARY PUBLIC

This instrument was prepared by Dadkhah Law Group, LLC, 7126 N. Lincoln Ave, Lincolnwood, IL 60712.

MAIL TO:

Dadkhah Law Group, LLC
(Name)
7126 N. Lincoln Ave
(Street Address)
Lincolnwood, IL 60712
(City, State, Zip)

Grantee address and

SEND SUBSEQUENT TAX BILLS TO:

Reserve House Properties, LLC c/o Bradley Anastasia
(Name)
2754 N. Hampden Ct, #2105
(Street Address)
Chicago, IL 60614
(City, State, Zip)

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 11 | 12 | 2020

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

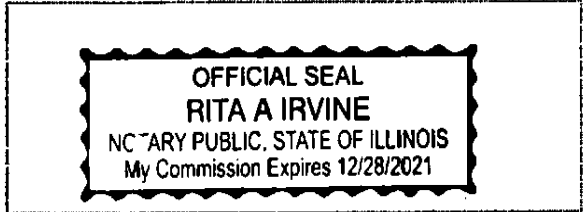
Rita A. Irvine

By the said (Name of Grantor): ERAD ANASTASIA

AFFIX NOTARY STAMP BELOW

On this date of: 12th | Nov | 2020

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 11 | 12 | 2020

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Rita A. Irvine

By the said (Name of Grantee): ERAD ANASTASIA

AFFIX NOTARY STAMP BELOW

On this date of: 12th | Nov | 2020

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**