

UNOFFICIAL COPY



Chicago Title Insurance Company
QUIT CLAIM DEED
ILLINOIS STATUTORY



Doc# 2106847021 Fee \$38.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2021 03:49 PM PG: 1 OF 3

THE GRANTOR, **E Z B M M LLC**, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS in hand paid, and for other good and valuable consideration, CONVEYS and QUIT CLAIMS to **J D M G, Inc.**, an Illinois corporation (GRANTEE'S ADDRESS) 1416 North Western Avenue., Chicago, IL 60622 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 24 IN BLOCK 5 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes billed or accrued but not paid and subsequent years including taxes which may accrue by reason of new or additional improvements during the years,

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: 17-06-409-025-0000

Address of Real Estate: 1066 North Hermitage Avenue, Chicago, IL 60622

Dated this 11th day of January, 2021

E Z B M M LLC,
an Illinois limited liability company

By:
Zdzislaw J. Banys, as Manager

REAL ESTATE TRANSFER TAX		09-Mar-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-06-409-025-0000 | 20210301653388 | 0-797-364-752

REAL ESTATE TRANSFER TAX		04-Mar-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-06-409-025-0000 | 20210301653388 | 0-596-722-192

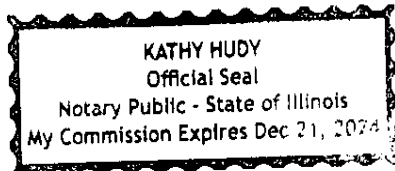
* Total does not include any applicable penalty or interest due

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ZDZISLAW J. BANYS, Manager of E Z B M M LLC, an Illinois limited liability company, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of January 2021.



Kathy Hudy (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH

(e)(4) SECTION 31-45,

REAL ESTATE TRANSFER TAX LAW

DATE: 01/11/2021

[Signature]

Signature of Buyer, Seller or Representative

Property of Cook County Clerk's Office

Prepared By:

Daniel G. Lauer, Esq.
1424 West Division Street
Chicago, Illinois 60642

Mail To:

Daniel G. Lauer, Esq.
1424 West Division Street
Chicago, Illinois 60642

Name & Address of Taxpayer:

JDMG, Inc.
1414 North Western Ave.
Chicago, Illinois 60622

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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, 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 January 11, 2021

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Zdzislaw Banys THIS 11th DAY OF JANUARY, 2021.



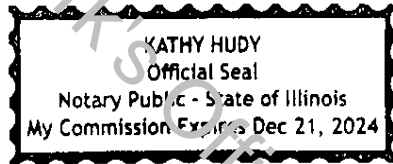
NOTARY PUBLIC [Handwritten Signature: Kathy Hudy]

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 do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated January 11, 2021

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Zdzislaw Banys THIS 11th DAY OF JANUARY, 2021.



NOTARY PUBLIC [Handwritten Signature: Kathy Hudy]

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.]