

UNOFFICIAL COPY

QUIT CLAIM D E E D Individual to Corporation

Doc#: 2106806244 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/09/2021 12:09 PM Pg: 1 of 3

THE GRANTOR(S), Katie Holtkamp and David Holtkamp of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and QUIT CLAIM(S)** to

Dec ID 20210201642804
ST/CO Stamp 1-039-494-160
City Stamp 1-576-365-072

2960 Elston LLC, a State of Illinois Limited Liability Company organized and existing under the laws of the State of Illinois having its principal office at 6116 N. Avondale, Chicago, Illinois 60631, the following described real estate in Cook County, Illinois;

LOT 4 AND 5 IN POWELL'S SUBDIVISION OF LOT 21 IN SNOW ESTATE IN THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2960 N. Elston Ave., Chicago IL., 60618

PIN: 13-25-220-004-0000

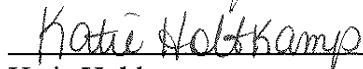
situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2020 and subsequent years. This is not a homestead property.

DATED this 8 day of February, 2021

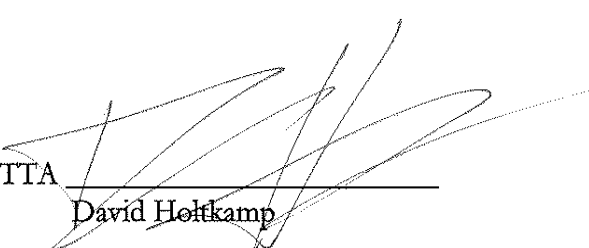


David Holtkamp (SEAL)



Katie Holtkamp (SEAL)

This property is exepmt under paragraph 4 section e of the IRETTA



David Holtkamp

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Katie Holtkamp and David Holtkamp, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 8 day of February 20 21.

Kelly A. Schnoor
NOTARY PUBLIC



Prepared by : KHS Law Group 6945 W. Hobart Chicago, IL 60631

MAIL TO:

2960 Elston LLC
6116 N. Arondale
Chicago IL 60631

SEND SUBSEQUENT TAX BILLS TO:

2960 Elston LLC
6116 N. Arondale
Chicago IL 60631

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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: 2 | 8 | 2021

SIGNATURE: _____
GRANTOR or AGENT

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

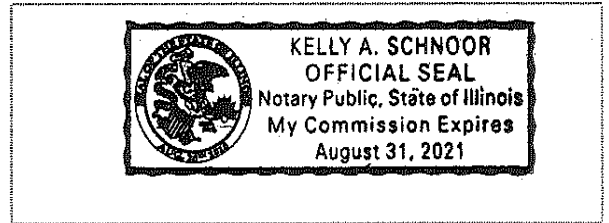
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): David Holtkamp

On this date of: 2 | 8 | 2021

NOTARY SIGNATURE: Kelly A. Schnoor

AFFIX NOTARY STAMP BELOW



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: 2 | 8 | 2021

SIGNATURE: _____
GRANTEE or AGENT

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

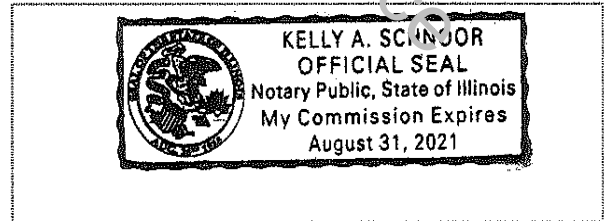
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): David Holtkamp

On this date of: 2 | 8 | 2021

NOTARY SIGNATURE: Kelly A. Schnoor

AFFIX NOTARY STAMP BELOW



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)**)