

UNOFFICIAL COPY

**QUIT CLAIM DEED
ILLINOIS STATUTORY
Individual to LLC**

Doc#: 2107528175 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/16/2021 02:45 PM Pg: 1 of 3

Prepared by and Mail to:
Bell & Shah
2015 W. Fullerton Avenue
Chicago, IL 60647

Dec ID 20210201636410

City Stamp 1-938-142-224

Tax bills to:
Anthony Alvarez, Robin Alvarez, Robert Regal
7353 N Overhill Ave
Chicago, IL 60631

THE GRANTORS ANTHONY ALVAREZ, an unmarried person, ROBIN ALVAREZ, an unmarried person, and ROBERT REGAL, an unmarried person, of Chicago, Illinois, for and in consideration of Ten and 00/100 Dollars, in hand paid, CONVEY and QUIT CLAIM to the GRANTEE, ALVAREZ-REGAL LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in 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:

See Exhibit "A" attached hereto and made a part hereof

This property is exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. par. e and Cook County Ord. 93-O-27 par. E

THIS IS NOT A HOMESTEAD PROPERTY

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the current year and subsequent; and


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): 09-36-420-041-0000
Address(es) of Real Estate: 6532 N. Harlem Ave, Chicago, IL 60631

Dated this 27th day of January, 20 21



ANTHONY ALVAREZ



ROBIN ALVAREZ



ROBERT REGAL

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY ANTHONY ALVAREZ, ROBIN ALVAREZ, and ROBERT REGAL personally known to me to be the same person(s) whose name(s) are 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 27th day of January, 20 21



(Notary Public) Commission Expires _____



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Exhibit "A" – Legal Description

THE SOUTH 32 FEET OF THE NORTH 128 FEET OF LOT 16 IN MUNDAY'S ADDITION TO CHICAGO OF LOT 1 AND THE NORTHEASTERLY 33 FEET OF LOTS 2, 3, 4, 5, AND 6 IN THE SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RAILROAD, ALSO PART OF BLOCK 26 IN EDISON PARK IN TOWNSHIP OF MAINE, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 09-36-420-041-0000

Commonly known as: 6532 N. Harlem Ave, Chicago, IL 60631

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		10-Feb-2021
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

09-36-420-041-0000 | 20210201536410 | 1-938-142-224

* Total does not include any applicable penalty or interest due.

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STATEMENT BY GRANTOR AND GRANTEE

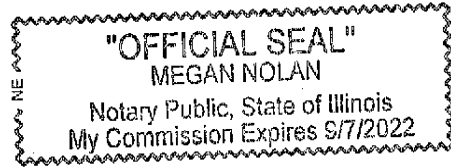
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: Jan 27, 2021

Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE

ME BY THE SAID Grantor Anthony Alvarez
THIS 27 DAY OF Jan,
20 21



NOTARY PUBLIC Megan Nolan

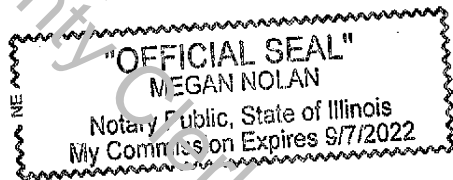
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: Jan 27, 2021

Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE

ME BY THE SAID Grantee Alvarez-Regal LLC
THIS 27 DAY OF Jan,
20 21



NOTARY PUBLIC Megan Nolan

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 a Class A misdemeanor for subsequent offenses.