

# UNOFFICIAL COPY



\*2107619000\*

Doc# 2107619000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/17/2021 09:15 AM PG: 1 OF 3

## Quit Claim Deed

Statutory (Illinois)  
Individual to Individual

The GRANTOR, **THE FRANKLIN, 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, CONVEYS and QUIT CLAIMS to

**THE FRANKLIN, LLC**, an Illinois limited liability company, an undivided Sixty Six & 67/100 percent (66.67%) interest and to **ALPHA PROPERTY EXCHANGE, LLC**, an Illinois limited liability company an undivided Thirty Three & 33/100 percent (33.33%) interest

In the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 14, 15, 16 AND 17 IN THE SUBDIVISION BY WILLIAM H. PHINNEY OF BLOCK 10 IN HARDING'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property commonly known as: 3432-40 S. Franklin Blvd.  
Chicago, IL 60624

PIN #: 16-11-218-028-0000

**FIRST AMERICAN TITLE**  
**FILE # 3074173**

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

SUBJECT TO: Real estate taxes for 2020 and thereafter.

Dated this 10th day of March, 2021.

1064

THE FRANKLIN, LLC, an Illinois limited liability company

**FIRST AMERICAN TITLE**  
**FILE # 3074173**

By:

*Marcela Avram*

MARCELA AVRAM, Manager

3

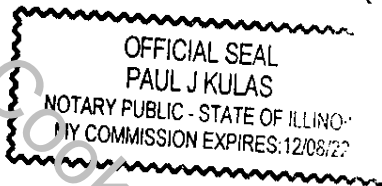
# UNOFFICIAL COPY

State of Illinois )  
 )  
 County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marcela Avram personally known to me to be the Manager of The Franklin, LLC and personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managers, they signed and delivered the said instrument pursuant to authority given by the Members of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal this 10<sup>th</sup> day of March, 2021.

Commission expires: 12-8-2022 [Signature]  
 Notary Public



This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

Exempt under provisions of Paragraph (E)  
 Section 4. of the Real Estate Transfer Tax Act.  
3-10-21 [Signature] ATTY  
 Date Attorney Representative

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph(s) (E) of Section 200.1-2130 of said Ordinance.  
3-10-21 [Signature] ATTY  
 Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		16-Mar-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
16-11-218-028-0000   20210301665830   1-396-316-688		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		16-Mar-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-11-218-028-0000   20210301665830   1-305-266-704		

Mail to:

Law Offices of Kulas & Kulas, P.C.  
 2329 W. Chicago Ave.  
 Chicago, Illinois 60622

Send subsequent tax bills to:

The Franklin, LLC  
 3549 W. Dickens, Apt. G  
 Chicago, IL 60647

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

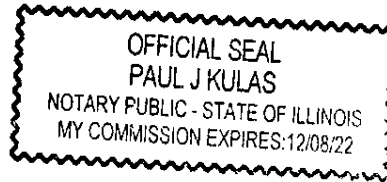
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: 3-10, 2021

Signature: *Paul J. Kulas*  
Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor/Agent this  
10th day of MAR, 2021.

Notary Public *Paul J. Kulas*



The grantee of 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, and Illinois corporation or foreign corporation authorize 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 Illinois.

Dated: 3-10, 2021.

Signature: *Paul J. Kulas*  
Grantee or Agent

Subscribed and sworn to before me  
by the said Grantee/Agent this  
10th day of MAR, 2021.

Notary Public *Paul J. Kulas*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)