

UNOFFICIAL COPY

QUIT CLAIM DEED



THE GRANTOR(S)

CHICAGO LAND & TITLE, LLC -SERIES II
an Illinois Limited Liability Company,
77 West Washington, Suite 1115
Chicago, Illinois 60602

Doc# 2108857024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/29/2021 10:45 AM PG: 1 OF 3

of the City of Chicago, County of Cook,
State of Illinois, for and in consideration
of Ten and no/100 (\$10.00), other good and
valuable consideration in hand paid,
CONVEYS and QUIT CLAIMS to

WOODLAWN STATION, LLC
an Illinois Limited Liability Company,
10450 South Western Avenue
Chicago, Illinois 60643

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

**LOT 12 IN BLOCK 3 IN SNOW AND DICKINSON'S SUBDIVISION OF
BLOCKS 1,2 AND 3 IN WILLIAM HALE THOMPSON'S ADDITION TO
CHICAGO, BEING IN THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN IN COOK COUNTY, ILLINOIS.**

Permanent Index Numbers: 20-23-101-007-0000

Commonly known as: 6349 S. Maryland Ave, Chicago, IL 60637

**This is not homestead property.

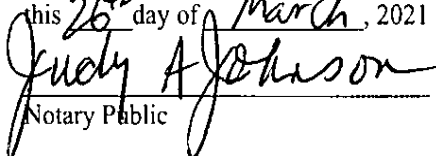
In WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to
be signed to these presents by Its Manager this 26th day of March, 2021.

CHICAGO LAND & TITLE, LLC - SERIES II

By:  (seal)

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for the said County, in the
State aforesaid, DO HEREBY CERTIFY that David M. Fleishman, personally known to me to be a
Manager of CHICAGO LAND & TITLE, LLC - SERIES II, and 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 as such Manager, he signed, sealed and delivered the said instrument and caused the
corporate seal to be affixed thereto, pursuant to the authority given by the Board of Members of said
limited liability company as his 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 official seal
this 26th day of March, 2021


Notary Public




This instrument was prepared by:
John D. Cummins, Jr.
77 West Washington, #1115
Chicago, Illinois 60602



Mail to:
John D. Cummins, Jr.
77 West Washington, #1115
Chicago, Illinois 60602

This transaction is exempt under
Chicago Transfer Tax Ordinance
Paragraph E.

 3/26/21

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REAL ESTATE TRANSFER TAX		29-Mar-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-23-101-007-0000 20210301678137 0-908-947-984		
*Total does not include any applicable penalty or interest due		

REAL ESTATE TRANSFER TAX		29-Mar-2021
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-23-101-007-0000 20210301678137 0-663-888-400		

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

NOTARY PUBLIC STATE OF ILLINOIS
 JUDY A. GONZALES
 1234 N. LAKE ST. CHICAGO, IL 60610
 312-555-1234

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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: 3 | 4 | 20 21

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION:

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

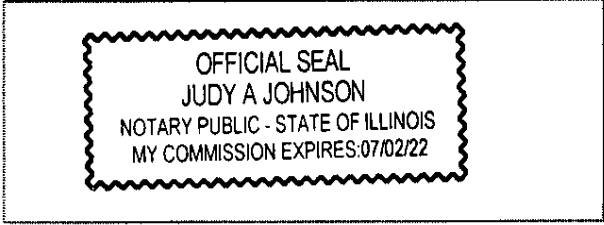
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Agent

On this date of: 3 | 4 | 20 21

NOTARY SIGNATURE: Judy A Johnson

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: _____, 20

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

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

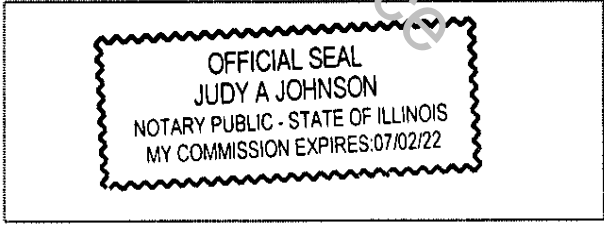
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Agent

On this date of: 3 | 4 | 20 21

NOTARY SIGNATURE: Judy A Johnson

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)**)