

UNOFFICIAL COPY

Doc# 2109120269 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/01/2021 09:42 AM Pg: 1 of 4

Dec ID 20210301669292
ST/CO Stamp 1-549-822-480
City Stamp 1-407-791-632

QUIT CLAIM DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

LN 21023142 1/2

Property of Cook County Clerk's Office

THE GRANTORS **Khadija Chavez**, a married woman, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, **CONVEYS and QUIT CLAIMS to: A&I Investment Properties, LLC**, of 1343 W Irving Park Rd, Ste 13122, Chicago, IL 60613, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-14-416-023-0000

Property Address: 4146 N Drake Ave, Chicago, IL 60618

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

REAL ESTATE TRANSFER TAX

17-Mar-2021



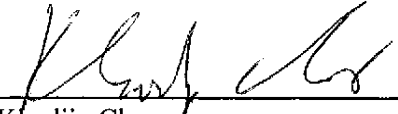
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-14-416-023-0000

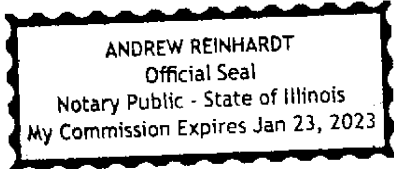
| 20210301669292 | 1-549-822-480

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Dated this 12th day of February, 2021.



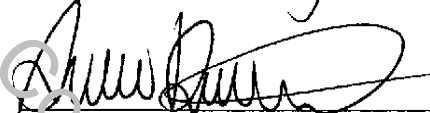
Khadija Chavez



STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Khadija Chavez**, 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 signed, sealed and delivered in the instrument as 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 notarial seal, this 12th day of February, 2021.



Notary Public

REAL ESTATE TRANSFER TAX	17-Mar-2021
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



13-14-416-023-0000 | 20210301099292 | 1-407-791-632
* Total does not include any applicable penalty or interest due.

THIS INSTRUMENT PREPARED BY:
Brian Tierney
Attorney at Law
6348 S Central Ave
Chicago, IL 60638

MAIL TO:
A&I Investment Properties, LLC
1343 W Irving Park Rd, Ste 13122
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:
A&I Investment Properties, LLC
1343 W Irving Park Rd, Ste 13122
Chicago, IL 60613

Exempt under provisions of Paragraph E, Section 31-45, of the Illinois Real Estate Transfer Tax Law, under provisions of Paragraph 5, Section 74-106, of the Cook County Real Property Transfer Tax Ordinance and under Paragraph E, Section 3-33-060, of the Chicago Real Property Transfer Tax Ordinance.

2/12/2021
Date



Representative

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LN21023142

Exhibit A

LOT 5 IN BLOCK 14 IN MAMEROW'S BOULEVARD ADDITION TO IRVING PARK, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 13-14-416-023-0000

For Informational Purposes only: 4146 North Drake Avenue, Chicago, IL 60618

Property of Cook County Clerk's Office

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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.

Dated 3-17, 2021

Signature: Gabriela Cruz
Grantor or Agent

Subscribed and sworn to before me:
By the said Gabriela Cruz
This 17th day of March, 2021
Notary Public Debra S Sommerfeld



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 3-17, 2021

Signature: Gabriela Cruz
Grantee or Agent

Subscribed and sworn to before me:
By the said Gabriela Cruz
This 17th day of March, 2021
Notary Public Debra S Sommerfeld



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.)