

UNOFFICIAL COPY

Doc#: 2109239035 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/02/2021 06:50 AM Pg: 1 of 4

QUIT CLAIM DEED

THE GRANTOR, **Christopher Kreski**, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration in hand paid GRANTS, CONVEYS and QUIT CLAIMS to the Grantee, **Blue Maple Properties, LLC-Series 1**, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Dec ID 20210101627791

City Stamp 0-823-153-680

LEGAL DESCRIPTION:


LOT 19 IN BLOCK 2 IN THE 3RD ADDITION TO CLEARING, A SUBDIVISION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 19-17-422-038-0000

COMMONLY KNOWN AS: 6154 S. Parkside Ave., Chicago, IL 60638.

TO HAVE AND TO HOLD said premises forever.

DATED this 30 day of JULY, 2020



Christopher Kreski

This transfer is exempt from Real Estate Transfer Taxes under 35 ILCS 200/31-45(e).



Attorney, Kyle T. Dillon

Date: JULY 30, 2020

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State of Illinois)
) ss.
 County of Cook)

I, the undersigned, a notary public and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Christopher Kreski is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 30th day of July 2020.



Candy L. Hanson
 Notary Public

Commission expires 11/22/22

Send Subsequent Tax Bills To:
 Blue Maple Properties, LLC-Series 1
 Attn: Christopher Kreski
 10880 S. Central Park Ave.
 Chicago, IL 60655

After Recording, Mail To:
 Kyle T. Dillon
 McFadden & Dillon, P.C.
 120 S. LaSalle Street, Suite 1920
 Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX		04-Feb-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

19-17-422-038-0000 | 20210101627791 | 0-823-153-680
 * Total does not include any applicable penalty or interest due.

This deed was prepared by Kyle T. Dillon, McFadden & Dillon, P.C., 120 S. LaSalle Street, Suite 1920, Chicago, Illinois 60603

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STATEMENT BY GRANTOR AND GRANTEE

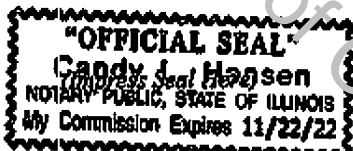
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: 10/1/2020

Signature: _____

Grantor or Agent

SUBSCRIBED and SWORN to before me on .



Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

Date: 10-1-2020

Signature: _____

Grantor or Agent

SUBSCRIBED and SWORN to before me on .



Notary Public

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.

[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 Act.]

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FILE/PAYMENT CERTIFICATE CERTIFICATE #: 1351406		DATE: 01/25/2021	A.K.A.
BOOK	Page	MCM(S)	

APPLICATIONS ARE REQUIRED FOR ALL TRANSFERS OF PROPERTY. SEPARATE APPLICATIONS ARE REQUIRED FOR EACH PROPERTY TO BE TRANSFERRED. FPC Fee is \$50 per application. The FPC fee is waived if the subject property is exempt from the City of Chicago Real Property Transfer Tax. Application # 1 OF 1 (OTY)

PREMISES INFORMATION: 6164 S PARKSIDE AVE

PROPERTY INDEX # (S):

ADDITIONAL INFORMATION:

Tax Exempt: E

BUYER/GRANTEE INFORMATION:
 NAME: BLUE MAPLE PROPERTIES, LLC - SERIES 1
 PHONE: 773-898-1245

BUYER REQUESTS FUTURE BILL BE MAILED TO:
 NAME: BLUE MAPLE PROPERTIES, LLC - SERIES 1
 ADDRESS: 145 N PULASKI PARK AVE CHICAGO IL 60655
 PHONE: 773-898-1245

SELLER/GRANOR INFORMATION:
 NAME: CHRISTOPHER KRESNI
 EMAIL: _____
 PHONE: 773-898-1243

REALTOR/AGENT INFORMATION:
 NAME: MGR Tile Services
 EMAIL: _____
 PHONE: 773-898-1243

COMPANY NAME: MGR Tile Services
EMAIL: mgrtile@alltel.net
PHONE: 773-898-1243

ACKNOWLEDGEMENT:

Acct# 759189-207725
 Acct# _____
 Acct# _____
 Based Upon FINAL METER READING TAKEN ON 01/14/2021 NON-METERED

1. CLOSING BASED UPON A FINAL METER READING MUST OCCUR WITHIN 90 DAYS OF EITHER (A) THE FINAL READING DATE, OR (B) THE AUTHORIZATION DATE, WHICHEVER IS EARLIER
 2. CLOSING BASED UPON A NON-METERED TENANT MUST OCCUR WITHIN 90 DAYS OF THE AUTHORIZATION DATE
 3. ATTORNEYS ARE RESPONSIBLE FOR OBTAINING FROM THE DATE ABOVE TO THE DATE OF CLOSING, CHARGES THAT ACCRUE AFTER THIS DATE WILL BE TRANSFERRED TO THE BUYER.
 CERTIFICATION AUTHORIZED BY: K. DeGraf
 AUTHORIZATION DATE: 01/14/2021 FPC COMPLETION DATE: 01/28/2021

UTILITY CHARGES:
 Utility Charge \$ 142.5
 FPC CHARGE \$ 0
 FPC CHARGE \$ _____
 FPC CHARGE \$ _____

Expires 1/35/2021

OFFICE OF THE CLERK'S OFFICE