

UNOFFICIAL COPY

FIDELITY NATIONAL TITLE
CH20029655

Doc# 2109520302 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2021 09:39 AM Pg: 1 of 3

Dec ID 20200801663091
ST/CO Stamp 1-501-237-264
City Stamp 1-016-205-328

QUIT CLAIM DEED

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) PCH PROPERTIES, LLC of County of COOK State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to MV HOLDINGS GROUP, LLC ~~as Tenant in Common~~ on the following described Real Estate situated in the County of COOK in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-34-421-025-0000

Address(es) of Real Estate:

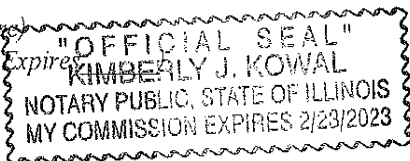
1746 N KEYSTONE AVE
CHICAGO, IL 60639-5307

The date of this deed of conveyance is 9/8/2020

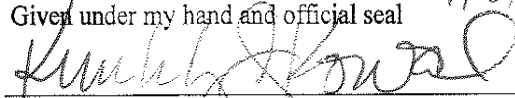

PCH PROPERTIES, LLC
By: Michael Vesek, Manager

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 the above Grantor personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires)



Given under my hand and official seal


Notary Public

9/8/2020

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LEGAL DESCRIPTION

For the premises commonly known as: 1746 N KEYSTONE AVE, CHICAGO, IL 60639-5307


Legal Description:

THE NORTH 6 FEET OF LOT 43 AND LOT 44 (EXCEPT THE NORTH 6 FEET THEREOF) IN BLOCK 23 IN GARFIELD, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 307.0 FEET OF THE NORTH 631.75 FEET) IN COOK COUNTY, ILLINOIS.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E 35ILCS200/31-45 PROPERTY TAX CODE



DATE 9/5/2020

PCH PROPERTIES, LLC, MV HOLDINGS GROUP, LLC, or Representative *[Signature]*

REAL ESTATE TRANSFER TAX		11-Jan-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-34-421-025-0000 | 20200801663091 | 1-016-205-328

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

REAL ESTATE TRANSFER TAX		11-Jan-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-34-421-025-0000 | 20200801663091 | 1-501-237-264

GRANTEE'S ADDRESS &

This instrument was prepared by:

Law Office of Mark E. Edison P.C.
1415 W. 22nd Street Tower Floor
Oak Brook, IL 60523-2031

Send subsequent tax bills to:

ANP
MV Holdings Group LLC
242 N. York St 319
Elmhurst IL
60126

Recorder-mail recorded document to:

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FIDELITY NATIONAL TITLE

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000

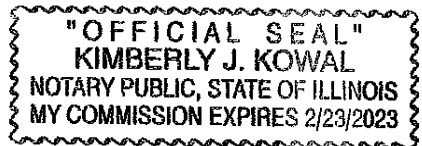
FAX: (312) 621-5033

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 12/15/20, _____ Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the
said agent
this 15th day of Dec. 2020

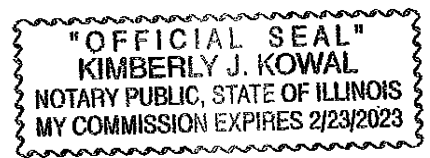


Notary Public

The grantor 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 12/15/20, _____ Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the
said agent
this 15 day of Dec. 2020



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 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.]