

# UNOFFICIAL COPY

Doc#: 2113118369 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/11/2021 12:14 PM Pg: 1 of 3

Dec ID 20210501618969

City Stamp 0-357-884-176

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## QUIT CLAIM DEED

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**MAIL TO:**

CODILIS & ASSOCIATES, P.C.  
15W030 N. Frontage Road  
Suite 100  
Burr Ridge, IL 60527

**NAME & ADDRESS OF TAXPAYER:**

AGAR HOLDINGS, LLC-3141 N. OAKLEY SERIES  
4044 N. Lincoln Avenue, Unit 350  
Chicago, IL 60618

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GRANTOR (S), ALEXANDER GARCIA, 3141 N. Oakley Ave., Chicago, IL 60618, and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, REMISES, QUIT CLAIM (S) to the GRANTEE (S), AGAR HOLDINGS LLC-3141 N. OAKLEY SERIES, the following described real estate:

LOT 26 IN BLOCK 1 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index No: 14-30-102-022-0000

Known as: 3141 N. Oakley Avenue, Chicago, IL 60618

SUBJECT TO: (1) General real estate taxes not due and payable at time of closing;  
(2) Covenants, conditions and restrictions of record.

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

### REAL ESTATE TRANSFER TAX

05-May-2021



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

14-30-102-022-0000 | 20210501618969 | 0-357-884-176

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

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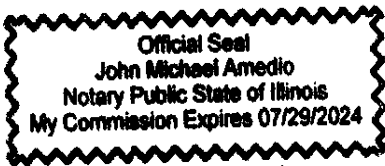
DATED this 2<sup>nd</sup> day of April, 2021.

Alexander Garcia (Grantor)  
ALEXANDER GARCIA,

STATE OF IL  
COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Alexander Garcia known to me to be the same person(s) whose name(s) I subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that I signed, sealed and delivered the said instrument as my 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 notary seal, this 2<sup>nd</sup> day of April, 2021.



John M. Amedio  
Notary Public

My commission expires: 7/29/2024

### COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of  
Paragraph E  
Real Estate Transfer Act  
35 ILCS 200/31-45

Prepared by:  
Codilis & Associates, P.C.  
Matthew Moses, ARDC #6278082  
15W030 North Frontage Road  
Suite 100  
Burr Ridge, IL 60527

Date: 04-15-21

File: 14-19-08725

Signature: Matthew Moses

**Matthew Moses**  
**ARDC # 6278082**

Grantee Contact:  
Agar Holdings, LLC-3141 N. Oakley Series  
4044 N. Lincoln Avenue, Unit 350  
Chicago, IL 60618

# UNOFFICIAL COPY

File # 14-19-08725

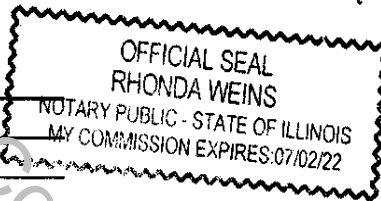
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 April 15, 2021

Signature: *Matthew M. Moses*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 4/15/2021  
Notary Public *Rhonda Weins*



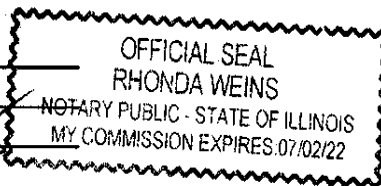
Matthew Moses  
ARDC # 6278082

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.

Dated April 15, 2021

Signature: *Matthew M. Moses*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 4/15/2021  
Notary Public *Rhonda Weins*



Matthew Moses  
ARDC # 6278082

Note: Any person who knowingly submits a false statement concerning the identity of 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.)