



Doc# 2116647040 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/15/2021 04:25 PM PG: 1 OF 5

Commitment Number: 21123491-N

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605.

After Recording, Send To:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

Mail Tax Statements To: JASON TANG, 632 S. 8th St, New Hyde Park, NY
11040


PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-25-308-021-1010

QUITCLAIM DEED

MJ CHICAGO, LLC, AN ILLINOIS LIMITED LIABILITY CORPORATION, hereinafter grantor, for \$1.00 (One dollar) in consideration paid, grants to JASON TANG, A MARRIED MAN and MARK SHAPIRO, A MARRIED MAN, hereinafter grantee, whose tax mailing address is 632 S. 8th St, New Hyde Park, NY
11040, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE IN THE CITY OF CHICAGO, COUNTY OF COOK, IN THE STATE OF ILLINOIS:

PARCEL 1: UNIT 3E IN THE KEDZIE MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 27 (EXCEPT THE SOUTH 5 FEET THEREOF) ALL OF LOT 28 AND THE SOUTH 15 FEET OF LOT 29 IN THE SUBDIVISION (BY HIGGINS) OF LOT 1 IN THE COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25. TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0407827020

REAL ESTATE TRANSFER TAX		15-Jun-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-25-308-021-1016 | 20210501645330 | 0-985-949-456

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

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TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL ID: 13-25-308-021-1016

Property Address is: 2649 N KEDZIE AVE APT 3E, CHICAGO, IL 60647

Prior instrument reference: QUITCLAIM DEED BETWEEN KATHRYN SHAPIRO AND JASON TANG AND MJ CHICAGO, LLC, AN ILLINOIS LIMITED LIABILITY CORPORATION DATED: 03/06/2014, RECORDED DATE: 03/27/2014, IN INSTRUMENT NO. 1408613059.

Executed by the undersigned on 3/26, 2021

[Handwritten Signature]

MJ CHICAGO, LLC, AN ILLINOIS LIMITED LIABILITY CORPORATION

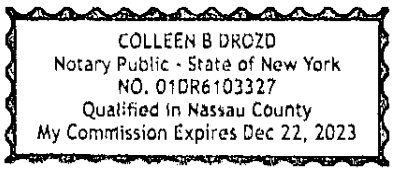
JT

By: *[Handwritten Signature]*

Its: _____

STATE OF New York
COUNTY OF Nassau

The foregoing instrument was acknowledged before me on 3/26, 2021 by Voluntary its _____ on behalf of MJ CHICAGO, LLC, AN ILLINOIS LIMITED LIABILITY CORPORATION who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Handwritten Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 3/26/2021

[Handwritten Signature]
Buyer, Seller or Representative



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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 land trust is either a natural person, and 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 March 24, 2021

[Signature]
Signature of Grantor or Agent



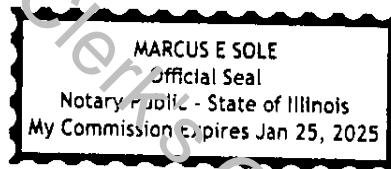
Subscribed and sworn to before
Me by the said MARK SHAPIRO
this 24 day of March 24,
2021.

NOTARY PUBLIC [Signature]

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 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 March 24, 2021

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said MARK SHAPIRO
This 24 day of March,
2021.

NOTARY PUBLIC [Signature]

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.)

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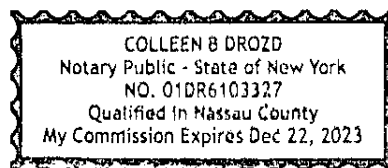
STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 3/26/2021 ST, 2021

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said VASONTANG
this 26 day of MARCH,
2021



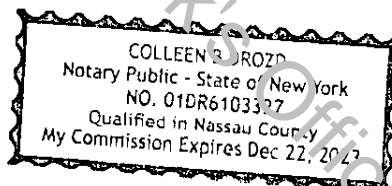
NOTARY PUBLIC _____

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 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 3/26, 2021

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said VASONTANG
This 26 day of MARCH,
2021



NOTARY PUBLIC _____

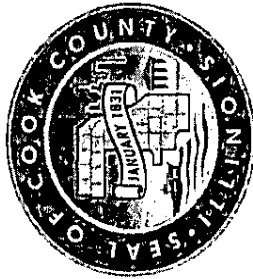
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REAL ESTATE TRANSFER TAX

15-Jun-2021



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

13-25-308-021-1016

20210501645330

2-106-975-504

Property of Cook County Clerk's Office