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Quitclaim Deed

Doc# 2116857032 Fee \$88.00

Instrument Prepared by:

McCormick Law Group, LLC
70 W. Madison Street, Suite 5650
Chicago, Illinois 60602

QHP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/17/2021 12:52 PM PG: 1 OF 4

Mail Recorded Deed To:

Michael T. McCormick
70 W. Madison Street, Suite 5650
Chicago, Illinois 60602

Name & Address of Property Owners:

PychuTLH, LLC, an Illinois Limited
Liability Company
400 W. 23rd Street, Apt. 3K + 2L
New York, NY 10011

GRANTORS, Jeremy Coleman, of 400 W. 23rd Street, Apt. 3K + 2L, New York, NY 10011, and Trent Hurst, of 400 W. 23rd Street, Apt. 3K + 2L, New York, NY 10011, a married couple, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, CONVEY AND QUITCLAIM to the **GRANTEE**, PychuTLH, LLC, an Illinois Limited Liability Company, of 400 W. 23rd Street, Apt. 3K + 2L, New York, NY 10011, the following described real estate situated in the County of Cook and State of Illinois, to wit:

Legal description attached hereto as Exhibit A.

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

TO HAVE AND TO HOLD the above granted premises of the second part forever.

Permanent Index Number: 13-14-407-016-0000
Property Address: 4303 N. Sawyer Ave., Chicago, Illinois 60618


REAL ESTATE TRANSFER TAX		17-Jun-2021	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
13-14-407-016-0000 20210601661151 0-384-830-736			

REAL ESTATE TRANSFER TAX		17-Jun-2021	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
13-14-407-016-0000 20210601661151 1-270-527-248			

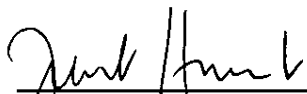
* Total does not include any applicable penalty or interest due.

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DATED this 29 day of APRIL, 2020.



Jeremy Coleman




Trent Hurst

STATE OF New York
COUNTY OF New York } ss.

I, the undersigned, a notary in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Jeremy Coleman and Trent Hurst are personally known to me to be the same persons whose names are subscribed to the foregoing instrument and that said persons appeared before me this day in person and acknowledged that said persons signed, sealed and delivered the said instrument as said persons' free and voluntary acts, 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 29 day of APRIL, 2020, by
(SEAL)


ALEKSANDR ABDURAKHMANTOV
Notary Public, State of New York
No. 01AB6143871
Qualified in Queens County
Certificate Field in New York County
Commission Expires 04/17/2022



Signature: Notary Public

This Deed is exempt from transfer tax under 35 ILCS 200/31-45(e).

DATED this 29 day of APRIL, 2020.



Jeremy Coleman



Trent Hurst

Send Tax Bills To: PychuITLH, LLC, an Illinois Limited Liability Company, 400 W. 23rd Street, Apt. 3K + 2L, New York, NY 10011

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EXHIBIT A

LOT 25 AND THE SOUTH 5 FEET OF LOT 26 IN BLOCK 1 IN ROSWELL BARBERS ADDITION TO IRVING PARK BEING A SUBDIVISION OF THE EAST ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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, assignment of beneficial interest in a land trust, is 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 29, 2021

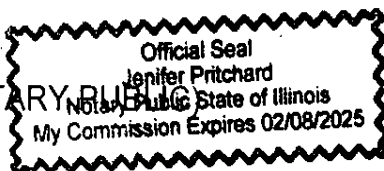
Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME THIS

29th DAY OF April, 2021

[Handwritten Signature]

(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, 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.

Dated: April 29, 2021

Signature [Handwritten Signature]
Grantee of Agent

SUBSCRIBED AND SWORN TO BEFORE ME THIS

29th DAY OF April, 2021

[Handwritten Signature]

(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.