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This **Quit Claim Deed** made and executed this 5/17, 2021 by Rebecca E. Irwin and Frank C. Hansen, a married couple, hereinafter called the grantors, to Irwin Investment Properties, LLC – Forest Park, an Illinois Limited Liability Company whose address is 1107 Circle Ave. Forest Park, IL 60130, hereinafter called the grantee.



Doc# 2117228057 Fee \$93.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 06/21/2021 02:29 PM PG: 1 OF 3

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00, receipt whereof is hereby acknowledges, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Cook County, State of Illinois and more particularly described as follows:

LOTS 4 AND 5 IN BLOCK 3 IN THE SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Grantor hereby warrants that property herein described is not now nor has it ever been homestead property nor contiguous thereto.

Together with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

To Have and To Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free from all encumbrances, except, taxes accruing subsequent to December 31, 2005, easements, restrictions, and reservations of record.

Property Address: 1107 Circle Ave., Forest Park, IL 60130
PIN: 15-13-428-006-0000

This property transfer exempt in accordance with the provisions of 35/ILCS 200/31-45 (e).

Robert Mondo, Esq.
Attorney for Grantor

5/17/21
Date



REAL ESTATE TRANSFER TAX		11-Jun-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
15-13-428-006-0000 20210501633995 0-250-575-120		

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In Witness Whereof, the said grantor have signed and sealed these presents the day and year first above written.

Witness:

Rebecca E. Irwin
Rebecca E. Irwin, Grantor

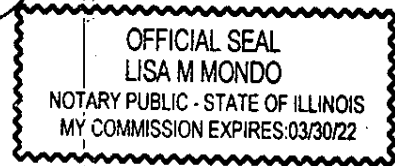
Frank C. Hansen
Frank C. Hansen, Grantor

State of Illinois)
)
County of Cook) ss.

On this date 5/17, 20 21, personally appeared before me, a notary public, Rebecca E. Irwin, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument, and acknowledged that he/she executed the same.

3/30/22
My commission expires

Lisa M. Mondo
Notary Public

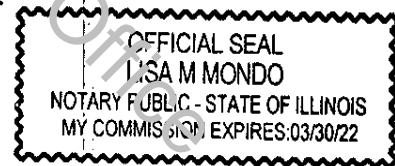


State of Illinois)
)
County of Cook) ss.

On this date 5/17, 20 21, personally appeared before me, a notary public, Frank C. Hansen, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument, and acknowledged that he/she executed the same.

3/30/22
My commission expires

Lisa M. Mondo
Notary Public



Send Future Tax Bills to:
Irwin Investment Properties, LLC
1107 Circle Ave.
Forest Park, IL 60130

Send Filed Deed to:
Robert Mondo
P.O. Box 72668
Roselle, IL 60172

Document Prepared by:
Robert Mondo, Esq.
P.O. Box 72668
Roselle, IL 60172

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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 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 5/17, 20 21 Signature: Frank C. Hansen
Grantor

Subscribed and sworn to before me by the said Frank C. Hansen
this 17 day of May, 2021.

NOTARY PUBLIC Lisa M. Mondo



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 5/17, 20 21 Signature: Rebecca E. Truitt
Grantee

Subscribed and sworn to before me by the said Rebecca E. Truitt
this 17 day of May, 2021.

NOTARY PUBLIC Lisa M. Mondo



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.)