

# UNOFFICIAL COPY

QUIT CLAIM DEED



Doc# 2121822084 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/06/2021 02:25 PM PG: 1 OF 4

THE GRANTOR(S), Gold Coast Investment, Inc., whose address is 10410 S Peoria St, Chicago, IL 60643, in the County of Cook, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, QUIT CLAIM(S), CONVEY(S) and WARRANT(S) to Smooth Sale Property Investors SDIRA, LLC, whose address is 4 Antonio Court, Endicott NY, 13760-6530 in the County of Broome, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: Covenants, conditions and restrictions of record; Liens of record, Lis Pendens of record, Private, public and utility easements and roads and highways; All taxes due and payable

This is not homestead Property.

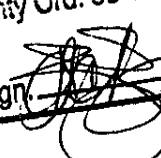
Permanent Real Estate Index Number(s): 20-31-414-040-0000

Address(es) of Real Estate: 8446 S. Ashland Avenue  
Chicago, IL 60620

Dated this 21st day of September, 2020

By: 

Gold Coast Investment, Inc.  
Cathomee Burris  
Its: President

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. E and Cook County Ord. 93-0-27 par. E  
Date 8/6/2021 Sign: 

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT , personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal this 11<sup>th</sup> day of September, 2020.


Marvella Sandifer  
Notary Public

**Prepared by:**  
Gold Coast Investment, Inc.  
980 N. Michigan Avenue, Suite 1500  
Chicago, IL 60611

**Mail to:**  
**Sale Property Investors SDIRA, LLC**  
4 Antonio Court  
Endicott, NY, 13760-6530



**Name and Address of Taxpayer:**  
**Sale Property Investors SDIRA, LLC**  
4 Antonio Court  
Endicott, NY, 13760-6530



REAL ESTATE TRANSFER TAX		06-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

20-31-414-040-0000 | 20210801631010 | 1-382-221-584

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

REAL ESTATE TRANSFER TAX		06-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

20-31-414-040-0000 | 20210801631010 | 0-569-219-856

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## Exhibit "A" – Legal Description

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

LOT 19 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) IN BLOCK 14 OF THE SUBDIVISION OF BLOCKS 12, 13 AND 14 IN NEUMANN AND HART'S ADDITION TO ENGLEWOOD HEIGHTS, A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 10 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as:

8446 S. Ashland Avenue  
Chicago, IL 60620

Permanent Real Estate Index Number(s):

20-31-414-040-0000

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 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 August 6, 2021,

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
This 6<sup>th</sup> day of August, 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 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.

Dated August 6, 2021,

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
This 6<sup>th</sup> day of August, 2021.

[Handwritten Signature]  
Notary Public



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.)