

UNOFFICIAL COPY

Doc#: 2123646323 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2021 03:58 PM Pg: 1 of 3

Prepared By

Tradd A. Fromme
ARK Attorneys at Law
1000 North Milwaukee Avenue, Suite 100
Chicago, IL 60642

Dec ID 20210801647333
ST/CO Stamp 0-757-610-256
City Stamp 1-965-569-808

Space Above This Line for Recorder's Use

ILLINOIS QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENT, that for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid to LEERON TRAVISH, (hereinafter known as "Grantor"), hereby quitclaims to BIRCH HOLDINGS LP (hereinafter "Grantee"), all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois to-wit:

LOT 4 AND THE SOUTH 1/2 OF THE LOT 3 IN THE BLOCK 4 IN DICKEY AND BAKERS NORTHWEST ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 02249873, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2050 NORTH KENNETH AVENUE, CHICAGO, IL 60639

PIN: 13-34-128-020-0000

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 same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

DATED this 23 day of June, 2021

2
LEERON TRAVISH

REAL ESTATE TRANSFER TAX



REAL ESTATE TRANSFER TAX		21-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

13-34-128-020-0000 | 20210801647333 | 1-965-569-808

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		21-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

Exempt under provisions of paragraph e
Section 4 of the real estate transfer act 13-34-128-020-0000

| 20210801647333 | 0-757-610-256

X
Grantor or Grantee Signature

06/23/2021

Date

UNOFFICIAL COPY

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEERON TRAVISH, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 12 day of June, 2021.

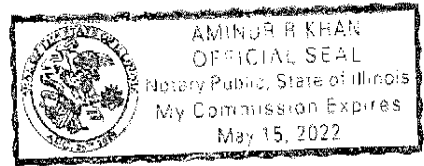


Notary Public

My Commission Expires: 05/15/22

After Recording Return To:

Tradd A. Fromme
ARK Attorneys at Law
1000 North Milwaukee Avenue, Suite 205
Chicago, IL 60642



Mail Future Tax Bills To:

Birch Holdings LP
1000 North Milwaukee Avenue, Suite 100
Chicago, IL 60642

Property of Cook County Clerk's Office

UNOFFICIAL COPY

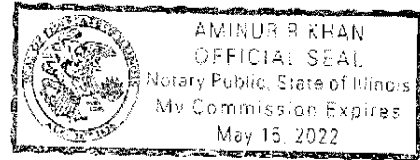
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or their agent affirms that, to the best of their knowledge, the name of the **grantor** 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 06/23, 2021.

Signature: [Signature]
Leeron Travish

Subscribed and sworn to before me
By the said Leeron Travish
This 23 day of June, 2021.
Notary Public [Signature]

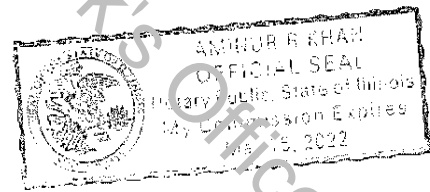


The **grantee** or their agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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 6/23, 2021.

Signature: [Signature]
Leeron Travish for Birch Holdings LP

Subscribed and sworn to before me
By the said Leeron Travish
This 23 day of June, 2021.
Notary Public [Signature]



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 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.)