

# UNOFFICIAL COPY

Doc#: 2123946224 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/27/2021 11:25 AM Pg: 1 of 3

## Prepared By

Tradd A. Fromme  
ARK Attorneys at Law  
1000 North Milwaukee Avenue, Suite 203  
Chicago, IL 60642

Dec ID 20210801650877  
ST/CO Stamp 1-451-554-576  
City Stamp 1-555-134-224

Space Above This Line for Recorder's Use

## ILLINOIS QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid to Armando Lem, (hereinafter known as the "Grantor(s)") hereby quitclaims to A&E Paulina LLC, an Illinois Limited Liability Company, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois to-wit:

LOT 256 IN BRITIGAN'S WEST FIELD SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN: 20-31-214-011-0000**


Commonly known as: 8035 South Paulina Street, Chicago, IL 60620

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 11 day of APRIL, 2021.

Armando Lem

REAL ESTATE TRANSFER TAX		25-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

20-31-214-011-0000 | 20210801650877 | 1-555-134-224

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



Exempt under provisions of paragraph e  
Section 4 of the real estate transfer act

X 

Grantor or Grantee Signature

04/11/2021

Date

REAL ESTATE TRANSFER TAX		25-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00



COUNTY: 0.00

ILLINOIS: 0.00

TOTAL: 0.00

20-31-214-011-0000

| 20210801650877 | 1-451-554-576

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STATE OF ILLINOIS )  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Armand Lem whose names are 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, they, executed the same voluntarily on the day the same bears date.

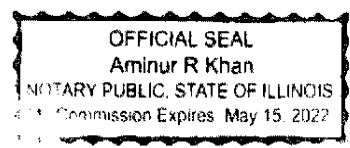
Given under my hand this 11 day of April, 2021.

[Signature]  
Notary Public

My Commission Expires: 05/15/22

**After Recording Return To**

Tradd A. Fromme  
ARK Attorneys at Law  
1000 North Milwaukee Avenue, Suite 203  
Chicago, IL 60642



Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

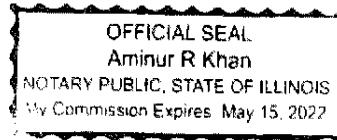
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 04/11, 20 21

Signature: \_\_\_\_\_

**Grantor or Agent**

Subscribed and sworn to before me  
By the said Amanda Lem  
This 11, day of April, 20 21  
Notary Public [Signature]



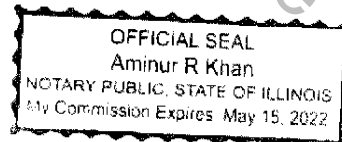
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 4/11, 20 21

Signature: \_\_\_\_\_

**Grantee or Agent**

Subscribed and sworn to before me  
By the said Amanda Lem  
This 11, day of April, 20 21  
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.)