

UNOFFICIAL COPY

PREPARED BY:
Richard Velázquez
Georges & Synowiecki Ltd.
20 S. Clark St., Ste. 400
Chicago, Illinois 60603



Doc# 2124319057 Fee \$57.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 08/31/2021 04:00 PM PG: 1 OF 4

QUIT CLAIM DEED

THIS AGREEMENT is made this 5th day of August of 2021, between **DIAZ GROUP, LLC**, an Illinois limited liability company, with an address of 2143 W. 51st Pl., Chicago, IL 60609 ("GRANTOR") and **LA SOLEDAD LLC**, an Illinois Limited Liability Company, with an address of 2143 W. 51st Pl. Chicago, IL 60609 ("GRANTEE").

WITNESSETH: The GRANTOR in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00), receipt whereof is hereby acknowledged, does hereby convey, by way of Quitclaim Deed, unto the GRANTEE, in fee simple, the following described real estate in the County of Cook, State of Illinois, to wit:

Legal Description:



PARCEL 1:

LOTS 1, 2, 3, 4 AND 5 AND THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 1, 2 AND 3 AFORESAID, IN NUTT AND WALLECK'S SUBDIVISION OF THE WEST 1/2 OF LOTS 1 AND 4 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 46, 47, AND 48 AND THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH AND ADJOINING SAID LOTS AND ALL OF VACATED 51ST PLACE LYING SOUTH AND ADJOINING SAID LOTS 46, 47 AND 48, IN NUTT AND WALLECK'S SUBDIVISION OF THE WEST 1/2 OF LOTS 1 AND 4, IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 50 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX	31-Aug-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	31-Aug-2021
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

20-07-302-001-0000 | 20210801657550 | 0-549-203-728

20-07-302-001-0000 | 20210801657550 | 1-907-240-720

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

UNOFFICIAL COPY

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

GRANTOR:
Diaz Group LLC,
an Illinois limited liability company

R.D.
R.D.
R.D.

Ruben Diaz
By: Ruben Diaz, Sr.
Its: Manager and Member

R.D.
R.D.
R.D.

Ruben Diaz, Jr.
By: Ruben Diaz, Jr.
Its: Manager and Member

R.D.
R.D.
R.D.

Ruben Diaz
By: Rafael Diaz S.R.
Its: Manager and Member

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Ruben Diaz, Sr., Ruben Diaz, Jr., and Rafael Diaz, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and to also be the Managers and Members of **DIAZ GROUP LLC** (the "Company"), appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument, as their free and voluntary acts, in furtherance of fulfilling the wishes of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of Aug, 2021.

Richard Velázquez
Notary Public



AFTER RECORDING MAIL TO:
Richard Velázquez
Georges & Synowiecki Ltd.
20 S. Clark St., Ste. 400
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:
La Soledad LLC
c/o Ruben Diaz, Jr.
2143 W. 51st Pl.
Chicago, IL 60609

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor, or its agents, affirm that, to the best of their 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: 8/5/21 Signature: Ruben Diaz
 Ruben Diaz, Sr., Manager and Member
 Diaz Group, LLC - Grantor

Signature: Ruben Diaz
 Ruben Diaz, Jr., Manager and Member
 Diaz Group, LLC - Grantor

Signature: Rafael Diaz
 Rafael Diaz, Jr., Manager and Member
 Diaz Group, LLC - Grantor

Subscribed and sworn to before
 me by the said Managers and Members of Diaz Group, LLC
 this 5th day of Aug, 2021
 Notary Public: Richard Velazquez



The grantee, or its agent, affirms that, to the best of its 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: 8/5/21 Signature: Ruben Diaz
 Ruben Diaz, Sr., Manager and Member
 La Soledad LLC - Grantor

Signature: Ruben Diaz
 Ruben Diaz, Jr., Manager and Member
 La Soledad LLC - Grantor

Signature: Rafael Diaz
 Rafael Diaz, Jr., Manager and Member
 La Soledad LLC - Grantor

Subscribed and sworn to before
 me by the said Managers and Members of La Soledad LLC
 this 5th day of Aug, 2021
 Notary Public: Richard Velazquez



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)