

UNOFFICIAL COPY



\*2125233017\*

Doc# 2125233017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/09/2021 10:13 AM PG: 1 OF 3



Chicago Title Insurance Company

QUIT CLAIM DEED  
ILLINOIS STATUTORY

THE GRANTOR, EZBMM, LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claims to J D M G, Inc., an Illinois Corporation, 1416 North Western Ave., Chicago, Illinois 60622 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 13 (EXCEPT THAT PART WHICH LIES NORTH OF LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 13, 32.58 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG A LINE 67.74 FEET TO A POINT WHICH IS 32.83 FEET NORTH OF THE SOUTH LINE OF SAID LOT 13; THENCE EAST 42.26 FEET TO A POINT ON THE EAST LINE OF SAID LOT 13, 33.25 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 13) IN SUBDIVISION OF BLOCK 2 OF FREDERICK'S SUBDIVISION OF LOTS 1 AND 2 IN CIRCUIT COURT PARTITION OF THE EAST 63.42 ACRES LYING NORTH OF MILWAUKEE AVENUE, OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** Covenants, conditions and restrictions of record, public and utility easements and roads and highways, installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes billed or accrued but not paid and subsequent years including taxes which may accrue by reason of new or additional improvements during the years,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-36-209-028-0000  
Address of Real Estate: 2301 North Campbell Avenue, Chicago, IL 60647

Dated this 17<sup>th</sup> day of August, 2021

EZBMM, LLC,  
An Illinois Limited Liability Company

By:   
Zdzislaw J. Banys

REAL ESTATE TRANSFER TAX	09-SEP-2021
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-36-209-028-0000 | 20210801646806 | 1-135-931-152

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

3

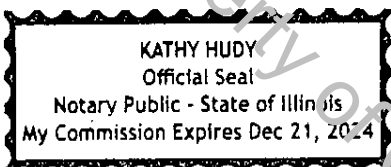
Manager

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Zdzislaw J. Banys, Manager EZBMM, LLC, an Illinois Limited Liability Company, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of the company, 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 17<sup>th</sup> day of August, 2021



Kathy Hudy (Notary Public)

**Prepared By:**

Daniel G. Lauer, Esq.  
1424 West Division Street  
Chicago, Illinois 60642

**Mail To:**

Daniel G. Lauer, Esq.  
1424 West Division Street  
Chicago, Illinois 60642

**Name & Address of Taxpayer:**

J D M G, Inc.  
1416 North Western Ave.  
Chicago, Illinois 60622

**REAL ESTATE TRANSFER TAX**

08-Sep-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

13-36-209-028-0000

| 20210801646806 | 1-073-016-592

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. E and Cook County Ord. 93-0-27 par. 4

Date 9/9/21 Sign. [Signature]

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or her 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, 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 17, 2021

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Zdzislaw Banys THIS 17th DAY OF AUGUST, 2021.



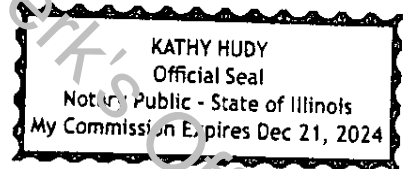
NOTARY PUBLIC [Handwritten Signature: Kathy Hudy]

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 and hold title to real estate under the laws of the State of Illinois.

Dated August 17, 2021

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Zdzislaw Banys THIS 17th DAY OF AUGUST, 2021.



NOTARY PUBLIC [Handwritten Signature: Kathy Hudy]

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.]