

# UNOFFICIAL COPY

Doc#: 2125812280 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/15/2021 12:23 PM Pg: 1 of 3

Dec ID 20210301676885  
ST/CO Stamp 0-338-819-856  
City Stamp 1-508-072-208

## QUIT CLAIM DEED

ILLINOIS

FIDELITY NATIONAL TITLE  
CH20029689

*Above Space for Recorder's Use Only*

THE GRANTOR(s) PCH PROPERTIES, LLC of County of COOK, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to MV HOLDINGS GROUP, LLC as Tenant in Common the following described Real Estate situated in the County of COOK in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 19-36-102-025-0000

Address(es) of Real Estate:

7914 S WHIPPLE ST  
CHICAGO, IL 60652-1629

The date of this deed of conveyance is 3/31 /2021

  
PCH PROPERTIES, LLC

REAL ESTATE TRANSFER TAX	05-Aug-2021
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-36-102-025-0000 | 20210301676885 | 1-508-072-208

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

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above Grantor personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)  
(My Commission Expires 7/19/21)

OFFICIAL SEAL  
DEANNE BETH COOPER  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 07/19/21

Given under my hand and official seal

  
Notary Public

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## LEGAL DESCRIPTION

For the premises commonly known as: 7914 S WHIPPLE ST, CHICAGO, IL 60652-1629

Legal Description:

LOT IN 38 BLOCK 2 IN MORSE RYAN DUFFY INCORPORATED, DO-RITA 79<sup>TH</sup> KEDZIE HIGHLANDS BEING A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E 35ILCS200/31-45 PROPERTY TAX CODE

DATE 3/30/2021

PCH PROPERTIES, LLC, MV HOLDINGS GROUP, LLC, or Representative 

### REAL ESTATE TRANSFER TAX

05-19-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

19-36-102-025-0000 | 20210301876885 | 0-338-819-856

This instrument was prepared by:

Law Office of Mark E. Edison P.C.  
1415 W. 22<sup>nd</sup> Street Tower Floor  
Oak Brook, IL 60523-2031

Send subsequent tax bills to:

AND

Recorder-mail recorded document to:

MV Holdings Group LLC  
242 N. York St. #319  
Elmhurst IL 60126

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FIDELITY NATIONAL TITLE

20 N. CLARK, SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000

FAX: (312) 621-5062

## 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 4/6/21, \_\_\_\_\_ Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the  
said Agent  
this 6 day of April 2021

\_\_\_\_\_  
Kimberly J. Kowal  
Notary Public

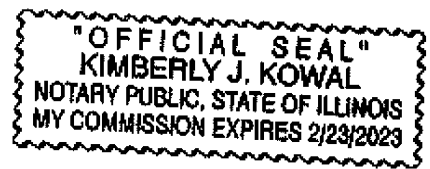


The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 4/6/21, \_\_\_\_\_ Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the  
said Agent  
this 6 day of April 2021

\_\_\_\_\_  
Kimberly J. Kowal  
Notary Public



**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.]