

# UNOFFICIAL COPY

## TRUSTEE'S QUIT CLAIM DEED



Doc# 2125917008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/16/2021 09:58 AM PG: 1 OF 4

The Grantor, MARC LIFSHIN, not individually but as the TRUSTEE of the MARC LIFSHIN 2013 LIVING TRUST, of 1921 N. Wolcott Avenue, Chicago, IL 60622, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to ML DEVELOPMENT GROUP, LLC, an Illinois limited liability company, of 1921 N. Wolcott Avenue, Chicago, Illinois 60622, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

### Legal Description:

LOT 2 IN M. MARX'S SUBDIVISION OF LOTS 6 AND 7 IN BLOCK 32 IN SHEFFIELD'S ADDITION, BEING THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; and

LOT 3 IN M. MARX'S SUBDIVISION OF LOTS 6 AND 7 IN BLOCK 32 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Index Numbers:** 14-31-402-022-0000; and 14-31-402-021-0000

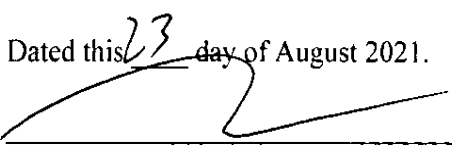
**Property Address:** 1921 - 1923 North Wolcott Avenue, Chicago, Illinois 60622

**SUBJECT TO:** general real estate taxes not due and payable; applicable zoning and building laws or ordinances; covenants, conditions, and restrictions of record; building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

Dated this 23 day of August 2021.

  
Buyer, Seller or Representative

### REAL ESTATE TRANSFER TAX

16-Sep-2021




CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00*

14-31-402-022-0000 | 20210801654865 | 1-710-096-144

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

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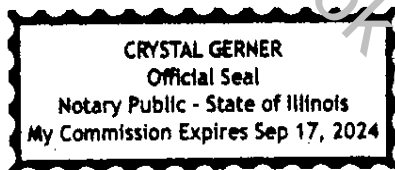
In Witness Whereof, said Grantor has caused his name to be signed to these present and this conveyance to be effective on August 22, 2021.

  
\_\_\_\_\_  
Marc Lifshin, Trustee of the Marc Lifshin 2013 Living Trust

STATE OF ILLINOIS                    )  
  )  
COUNTY OF COOK                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARC LIFSHIN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23<sup>RD</sup> day of August 2021.



  
\_\_\_\_\_  
Notary Public, State of Illinois

My Commission Expires: 9.17.24

**Mail To/Prepared by:**


Gregory J. Bertsch  
DUGGAN BERTSCH, LLC  
303 West Madison Street, Suite 1000  
Chicago, Illinois 60606

**Send Subsequent Tax Bills to:**

Marc Lifshin, Manager  
ML DEVELOPMENT GROUP, LLC  
1921 N. Wolcott Avenue  
Chicago, Illinois 60622

*At the specific request of Grantors and based solely on information supplied by one or more of the parties hereto and without examination of title. This preparer assumes no liability of any errors, inaccuracy, or omissions in this instrument resulting from the information provided. The parties hereto accept this DISCLAIMER by Grantor's execution and Grantees' acceptance hereof.*

8 23 21  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Marc Lifshin, Manager

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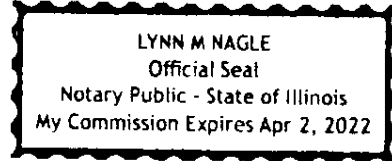
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment 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: August 27, 2021

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 27 day of August, 2021.



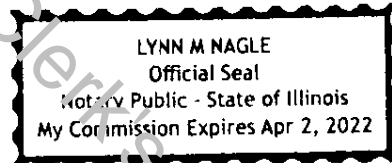
NOTARY PUBLIC [Signature]

The Grantee or its 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 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 27, 2021

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee or its agent this 27 day of August, 2021.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

16-Sep-2021



COUNTY:  
ILLINOIS:  
TOTAL:

0.00  
0.00  
0.00

14-31-402-022-0000

0210801654865

0-142-049-040