

UNOFFICIAL COPY

Doc#: 2134234092 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2021 02:28 PM Pg: 1 of 3

Dec ID 20210901659507
ST/CO Stamp 1-832-624-784
City Stamp 1-964-532-368

QUIT CLAIM DEED ILLINOIS STATUTORY

QUIT

THE GRANTOR, AMIT PATEL, a single man, of Chicago, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to FORTY TWO FIFTY EIGHT LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois with its principal office located at 1811 N California Ave #3, Chicago, IL, in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 4 IN KILLIAN FRIEDRICH'S SUBDIVISION OF LOT 16 IN JOHN MCGOVERN'S SUBDIVISION OF PART OF THE NORTH WEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

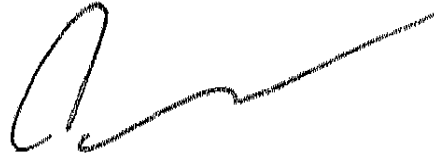
SUBJECT TO:

General real estate taxes not due and payable, any special assessments not yet due and payable; building, building line and use or occupancy restrictions; conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Permanent Real Estate Index Number: 13-36-107-019-0000

Address of Real Estate: 2903 West Belden Avenue, Chicago, Illinois 60647

Dated this 03 day of SEPTEMBER, 2021.



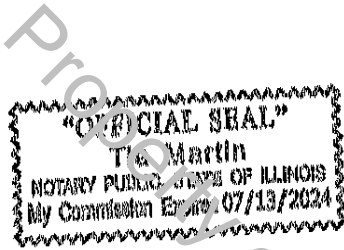
AMIT PATEL

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 AMIT PATEL, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 3rd day of Sept, 2021.



[Signature] (Notary Public)

Exempt under provisions of Paragraph (e)
Section 31 - 45, Property Tax Code.
Date 9/03, 2021

[Signature]
Signature of Buyer, Seller or Representative

Prepared By: Kristen Duffy, Esq.
Duffy Law, LLC
130 N Garland Ct #4702
Chicago, IL 60602

Mail To:



Forty Two Fifty Eight LLC
1811 N California Ave, Unit 3
Chicago, IL 60647

REAL ESTATE TRANSFER TAX		01-Dec-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-38-107-018-0000 | 20210901635307 | 1-864-532-368
* Total does not include any applicable penalty or interest due.

Name & Address of Taxpayer:

Forty Two Fifty Eight LLC
1811 N California Ave, Unit 3
Chicago, IL 60647

REAL ESTATE TRANSFER TAX		01-Dec-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-38-107-018-0000 | 20210901659507 | 1-832-624-784

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STATEMENT BY GRANTOR AND GRANTEE

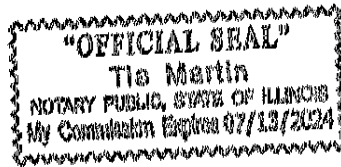
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Dated: 9-3, 2021.

Signature of Grantor or Agent: _____

Subscribed and sworn to before me by the said Amit Patel this 3 day of Sept, 2021.

[Signature]
Notary Public



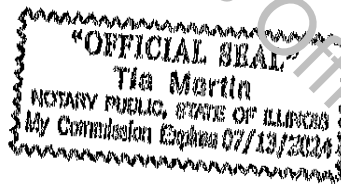
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 9-3, 2021.

Signature of Grantee or Agent: _____

Subscribed and sworn to before me by the said Amit Patel this 3 day of Sept, 2021.

[Signature]
Notary Public



Note: Any person who knowingly submits a false statement concerning the identify 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]