



2136357017D

Doc# 2136357017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/29/2021 12:20 PM PG: 1 OF 3

Quitclaim Deed

CTT
A00124993LP

173

THIS QUITCLAIM DEED, executed this 16th day of MARCH, 2021, by first party, Grantor(s), **NEWINVEST, INC.**, whose post office address is 422 W. ROSLYN PL., CHICAGO, IL 60610; to second party, Grantee(s), **NEWINVEST GROUP, LLC.**, whose post office address is 422 W. ROSLYN PL., CHICAGO, IL 60614.

WITNESSETH, That the said first party, for good consideration and for the sum of ten Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, State of Illinois to wit:

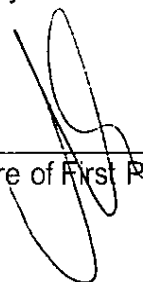
LEGAL DESCRIPTION:

UNIT NUMBER 305 IN DIVISION COURT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE. LOTS 5 THROUGH 9, BOTH INCLUSIVE AND LOT 10 (EXCEPT THE SOUTH 12.83 FEET OF SAID LOT) IN BLOCK 1 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26220772, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

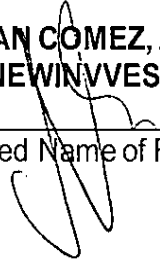
PIN(S): 17-04-404-026-1025

C/K/A 163 W. DIVISION AVE., UNIT #305, CHICAGO, IL 60610

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:



Signature of First Party

**CIHAN COMEZ, AS PRESIDENT
OF NEWINVEST, INC.**


Printed Name of First Party

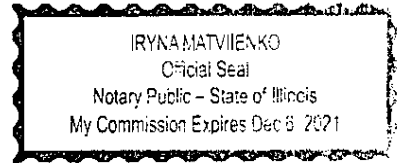
UNOFFICIAL COPY

State of: IL

County of: Cook

On March 16th, 2021 before me, Iryna Matviienko, appeared **CIHAN COMEZ, as President of NEWINVEST, INC.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature of Notary: 



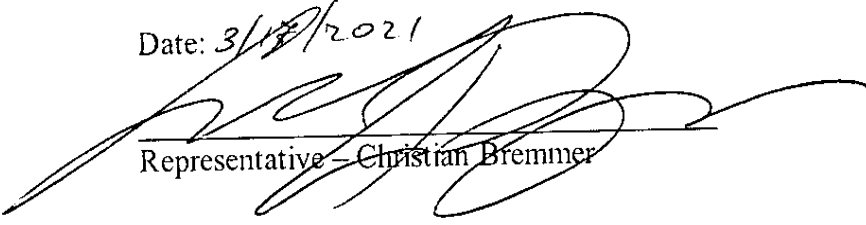
Affiant: Known Produced ID



Type of ID: Driver License
(Seal)


Prepared by:	After Recording Mail to:
CHITOWN LAW, LLC	NEWINVEST GROUP, LLC.
3069 W. ARMITAGE AVE.	1701 W. Diversey Pkwy.
CHICAGO, IL 60647	CHICAGO, IL 60614

Exempt Under Paragraph E Section 4 of Real Estate Transfer Act.

Date: 3/18/2021


Representative - Christian Bremmer

REAL ESTATE TRANSFER TAX		29-Dec-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-04-404-026-1025 20211201684997 0-269-859-472		

REAL ESTATE TRANSFER TAX		29-Dec-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-04-404-026-1025 20211201684997 2-144-451-216		
* Total does not include any applicable penalty or interest due.		

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

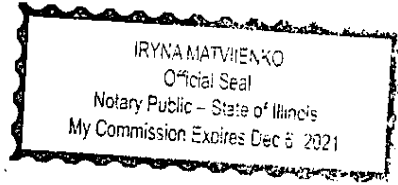
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: 3/16/21

Signature: [Signature]
Grantor - **CIHAN COMEZ, AS
PRESIDENT OF NEWINVEST, INC.**

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th DAY OF March,
20 21

NOTARY PUBLIC [Signature]



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

Date: 3/16/21

Signature: [Signature]
Grantee - **CIHAN COMEZ, as sole
member of YASAM HEALTH, LLC,
member of NEWINVEST GROUP,
LLC**

Date: 3/16/21

Signature: [Signature]
Grantee - **IDIL OZER, as sole member
of CHENAIRE, LLC, member of
NEWINVEST GROUP, LLC**

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th DAY OF March,
20 21

NOTARY PUBLIC [Signature]



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 a Class A misdemeanor for subsequent offenses.