

# UNOFFICIAL COPY

## QUIT CLAIM DEED Statutory (Illinois)



\*2202815037D\*

Doc# 2202815037 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/28/2022 11:18 AM PG: 1 OF 2

### MAIL TO: NAME & ADDRESS OF TAXPAYER:


ALEXANDRA VLLASENOR  
2346 S. HOMAN AVE  
CHICAGO, IL 60623



**THE GRANTOR, QCD FINANCIAL, LLC, an Illinois limited liability company**, having its principle office at 3 Grant Sq. #212 Hinsdale IL 60521 for and in consideration of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEYS AND QUIT CLAIMS TO GRANTEE, ALEXANDRA VLLASENOR**, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

**Address of Real Estate: 1327 S. CHRISTIANA AVE, CHICAGO IL 60623**  
**Permanent Real Estate Tax Number: 16-23-211-012-0000**

*LOT 26 IN BLOCK 4 IN DOWNING, CORNING AND PRENTISS DOUGLAS PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCK 4 AND OF LOT 2 IN BLOCK 3 IN CIRCUIT COURT PARTITION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER LYING NORTH OF OCCDEN AVENUE OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS*

SUBJECT TO: Current and Past due General Real Estate Taxes; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof any special taxes or assessments for improvements heretofore completed; building lines and building restrictions; private, public and utility easements; covenants and restrictions of record as to use and occupancy; the general exceptions to the title commitment; local, state and federal laws, ordinances or governmental regulations, included but not limited to, building code violations, liens and judgments; leases and tenancies; pending building code violations court cases; items appearing of record or that would be shown on a survey.

REAL ESTATE TRANSFER TAX	28-Jan-2022
 CHICAGO:	37.50
CTA:	15.00
TOTAL:	52.50 *

REAL ESTATE TRANSFER TAX	28-Jan-2022
  COUNTY:	2.50
ILLINOIS:	5.00
TOTAL:	7.50

16-23-211-012-0000 | 20220101611042 | 0-032-383-376

16-23-211-012-0000 | 20220101611042 | 1-523-196-304

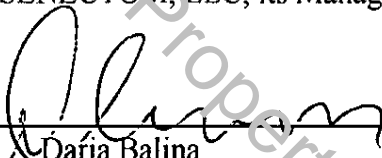
\* Total does not include any applicable penalty or interest due.

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Quit Claim Deed - *continued*

DATED this 18<sup>TH</sup> day of January, 2022

QCD FINANCIAL, LLC  
By: SENECTUM FINANCIAL LLC, its Manager  
By: SENECTUM, LLC, its Manager

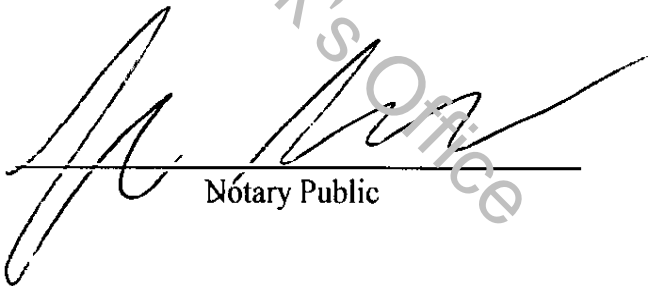
By:   
Daria Balina  
Manager/Member

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Daria Balina, 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 acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18 day of January, 2022



  
Notary Public

PREPARED BY:  
Craig S. Kozys  
QCD Financial, LLC  
3 Grant Sq #212  
Hinsdale IL 60521

SEND SUBSEQUENT TAX BILLS TO:  
ALEXANDRA VILLASENOR  
2346 S. HOMAN AVE  
CHICAGO, IL 60623