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Prepared By:
Anthony Riley

Doc# 2205934030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/28/2022 11:37 AM PG: 1 OF 4

After Recording Return To:
17541 Kedzie Suite 494
Hazel Crest, Illinois 60429

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 05, 2021 THE GRANTOR(S),

- Walker Property Enterprise LLC, Stefanie Walker, Manager,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- 335 w. 118th LLC, Anthony D. Riley, Manager residing at 17541 Kedzie Suite 494, Hazel Crest, IL County, Illinois 60429

the following described real estate, situated in 335 w 118th Street, Chicago, in the County of Cook, State of Illinois

Legal Description:

LOT 1 (EXCEPT THE EAST 30 FEET THEREOF) ALL OF LOT 2 AND LOT 3 (EXCEPT THE WEST .20 FEET THEREOF) IN BLOCK 6 IN A. O. TYLER'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in

Chicago Title 2165A0221610P 1072 SWS

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and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.


Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Tax Parcel Number: 25214220350000

Mail Tax Statements To:
335 w 118th
17541 Kedzie Suite 494
Hazel Crest, Illinois 60429

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		17-Dec-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-21-422-035-0000 20211201665853 0-866-855-568		

REAL ESTATE TRANSFER TAX		17-Dec-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
25-21-422-035-0000 20211201665853 1-863-133-840		

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

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Grantor Signatures:

DATED: 2-4-2021

Stefanie Walker, Manager, on behalf of Walker Property Enterprise LLC

STATE OF ILLINOIS, COUNTY OF IL, ss:

This instrument was acknowledged before me on this 4 day of February, 2021 by Stefanie Walker, Manager, on behalf of Walker Property Enterprise LLC.



Melayer I Sadi
Notary Public

Bank officer
Title (and Rank)

My commission expires 04/24/2021

Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 2 | 4 | 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

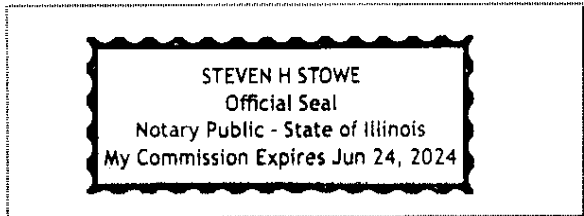
Steven H. Stowe

By the said (Name of Grantor): MARY MUNDRELL

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 4 | 2021

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 2 | 4 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

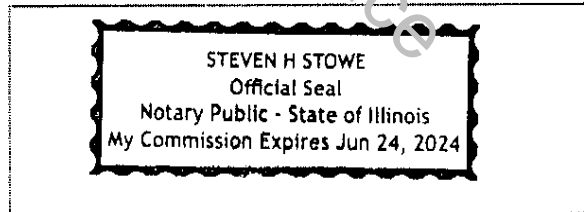
Steven H. Stowe

By the said (Name of Grantee): MARY MUNDRELL

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 4 | 2021

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)