

# UNOFFICIAL COPY

Doc#: 2207306099 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/14/2022 08:42 AM Pg: 1 of 4

Dec ID 20220101687793  
ST/CO Stamp 1-261-709-712  
City Stamp 0-126-331-280

Prepared by and return to:  
Carl J. Meyer, attorney for  
Associates Title, Inc.  
25 East Waterloo Street  
Canal Winchester, Ohio 43110  
File No. 21-13863

Grantees' Address & Taxpayers' Address:  
Matthew Cohen  
4538 North Malden Street  
Chicago, IL 60640  
Tax ID: 14-17-116-018-0000

## QUITCLAIM DEED

**CLAYTON ISTHMUS, LLC, a limited liability company organized and existing in the State of Delaware, Grantor, of Cook County, Illinois, for valuable consideration paid, grants to MATTHEW COHEN, Married, Grantee, whose tax mailing address is: \_\_\_\_\_**  
**20935 Swenson Drive, Suite 420 Waukesha, WI 53136**, the following described REAL ESTATE:

Situated in the County of Cook in the State of Illinois, to-wit:

**Lot 173 in SHERIDAN DRIVE SUBDIVISION, being a Subdivision of the North ¼ of the East ½ of the Northwest ¼ of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

Prior Deed Reference: Instrument Number 1919134011  
Tax Parcel No. 14-17-116-018-0000  
Property Address: 4538 North Malden Street, Chicago, Illinois 60640

**IN WITNESS WHEREOF, the said Grantor, CLAYTON ISTHMUS, LLC, has caused its company name to be subscribed hereto by MATTHEW COHEN, Member, and JEANNE COHEN, Member, this 15 day of OCTOBER, 2021, thereunto duly authorized by its articles of organization, operating agreement and/or resolution of its members.**

# UNOFFICIAL COPY

Signed and acknowledged by:

**CLAYTON ISTHMUS, LLC**

By:   
MATTHEW COHEN, Member


By:   
JEANNE COHEN, Member

STATE OF ILLINOIS §§  
COUNTY OF COOK

Be it remembered that, on this 15 day of OCTOBER, 2021, before me, the subscriber, personally came **CLAYTON ISTHMUS, LLC** by **MATTHEW COHEN, Member and JEANNE COHEN, Member**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be its and their voluntary act and deed, pursuant to authority granted by its articles of organization, operating agreement and/or resolution of its members.

In testimony whereof, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.



  
NOTARY PUBLIC

This Instrument prepared by:  
CARL J. MEYER, ESQUIRE  
DOCS: COHEN - 21-13863

Exempt under provision of Paragraph E  
Section 4, Real Estate Transfer Act.  
Li Upon  
Date Buyer/Seller/Representative

# UNOFFICIAL COPY

## 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: 2/28/2022

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:

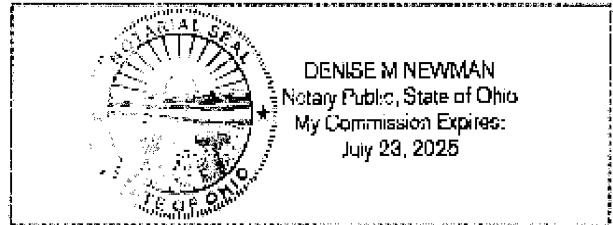
Denise Newman

By the said (Name of Grantor): Lisa Azbell  
AGENT

On this date of: 2/28/2022

NOTARY SIGNATURE: Denise Newman

AFFIX NOTARY STAMP BELOW



### 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: 2/28/2022

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:

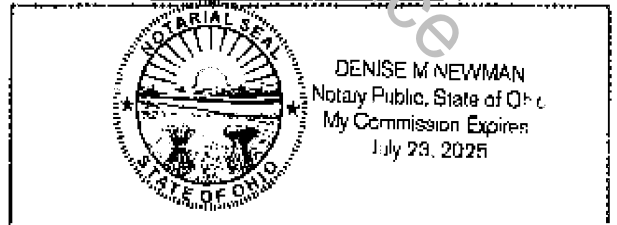
Denise Newman

By the said (Name of Grantee): Lisa Azbell  
AGENT

On this date of: 2/28/2022

NOTARY SIGNATURE: Denise Newman

AFFIX NOTARY STAMP BELOW



### 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)**

# UNOFFICIAL COPY

## AFFIDAVIT OF FACTS FOR TRANSFER OF REAL ESTATE

STATE OF ILLINOIS

COUNTY OF COOK, SS:

MATTHEW COHEN and JEANNE COHEN being first duly cautioned and sworn depose and say:

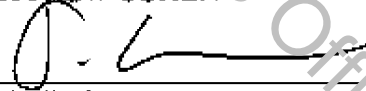
We are the members and managers of CLAYTON ISTHMUS, LLC, a limited liability company organized and existing under the laws of the State of Delaware.

Affiants are refinancing the real property described in the deed(s) attached hereto. Affiants further state that the lender/mortgage company will not accept a mortgage from the limited liability company. Therefore, affiants are transferring title from the limited liability company to themselves personally for the sole purpose of accomplishing the refinancing. Upon the completion of the refinance we will be transferring title to said real estate from ourselves back to the limited liability company.

Affiants further state that in the transfers from the limited liability company to themselves and from themselves back to the limited liability company that no cash or anything of value is being paid and that the transfers are not gifts.


Further affiants sayeth naught.

  
MATTHEW COHEN

  
JEANNE COHEN

Sworn to before me and subscribed in my presence this 15 day of OCTOBER, 2021.



  
Notary Public

DOCS: CLAYTON ISTHMUS, LLC 21-13863