

UNOFFICIAL COPY

QUIT CLAIM DEED
Statutory (Illinois)



Doc# 2212233034 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/02/2022 04:03 PM PG: 1 OF 3

AFTER RECORDING MAIL TO:
Forest Avenue Properties, LLC
60 S. Forest Avenue
Naperville, IL 60540

MAIL REAL ESTATE TAX BILL TO:
Forest Avenue Properties, LLC
60 S. Forest Avenue
Naperville, IL 60540

THE GRANTORS: Forest Avenue Renovations, Inc, an Illinois Corporation, of the City of Naperville, County of DuPage, State of IL, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM(S) to **Forest Avenue Properties, LLC**, an Illinois corporation, 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 as GRANTEE, all right, title and interest in the following described Real Estate, situated in the County of DuPage, in the State of Illinois, and legally described as follows, to wit:

LOT 8 IN BLOCK 10 IN ARTHUR T. MCINTOSH AND COMPANY'S GARDEN HOMES SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 7.79 CHAINS THEREOF) OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 11839 S. Harding Avenue, Alsip, Illinois 60103
PIN: 24-23-325-011-0000

THIS IS NOT A HOMESTEAD PROPERTY

IN WITNESS WHEREOF, the Grantor has hereunto set its hands and seals this 15th day of April, 2022.

Mark Marschitz

President, Forest Avenue Renovations, Inc.

S Y
P 3
S Y-I
SC Y
INTER Y

REAL ESTATE TRANSFER TAX		02-May-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
24-23-325-011-0000	20220401693875	1-091-016-592

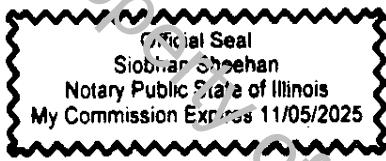
VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX

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STATE OF IL)
COUNTY OF DuPage)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Mark Marschitz, President of Forest Avenue Renovations, Inc.**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed and delivered the said instrument as their 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 1ST day of April, 2022.



Siobhan Sheehan
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 31-45, OF THE REAL ESTATE TRANSFER TAX LAW.

Date: April 1ST, 2022

Buyer, Seller, or Representative: [Signature]

NAME AND ADDRESS OF PREPARER:
Siobhan Sheehan
Attorney at Law
55 S Main St., Ste. 250
Naperville, IL 60540

VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX

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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: 4 1 1 20 22

SIGNATURE: [Signature]
GRANTOR or AGENT

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

Forest Avenue Renovations Inc

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

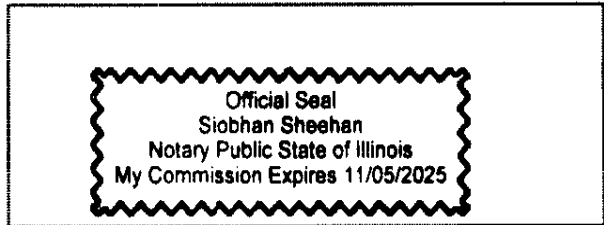
Siobhan Sheehan

By the said (Name of Grantor): Mark Marschitz

On this date of: 4 1 1 20 22

NOTARY SIGNATURE: Siobhan Sheehan

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: 4 1 1 20 22

SIGNATURE: [Signature]
GRANTEE or AGENT

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

Forest Avenue Properties LLC

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

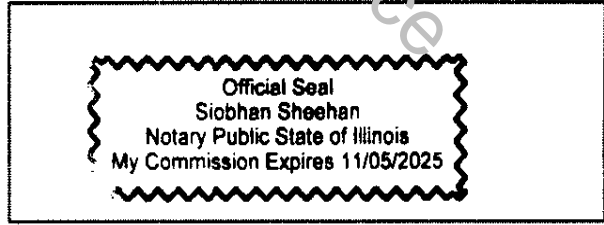
Siobhan Sheehan

By the said (Name of Grantee): Mark Marschitz

On this date of: 4 1 1 20 22

NOTARY SIGNATURE: Siobhan Sheehan

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)**