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Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 2224418165 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/01/2022 12:25 PM Pg: 1 of 4

Dec ID 20220801611674
ST/CO Stamp 1-822-550-608
City Stamp 0-205-318-736

CT 111

THE GRANTOR(S) Joshua M. Ryan, a single man of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to TRIPP 2438 MANAGEMENT, LLC (GRANTEE'S ADDRESS) 4701 W. Berenice Ave., Chicago, Illinois 60641

of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO: General real estate taxes for 2021 (2nd installment) and subsequent years; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-27-418-018-0000
Address(es) of Real Estate: 2438 N. Tripp Avenue, Chicago, Illinois 60639

Dated this 17 day of AUGUST, 2022.

Joshua M. Ryan

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STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joshua M. Ryan, a single man

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



[Handwritten Signature]
 _____ (Notary Public)

Prepared By: ~~Jeff Goldberg~~
 1811 Ridgely Rd
 Highland Park IL 60035

Mail To:
 TRIPP 2438 MANAGEMENT, LLC
~~2438 N. Tripp Avenue~~ 4701 W BERENICE AVE
 Chicago, Illinois ~~60639~~ 60641

Name & Address of Taxpayer:
 TRIPP 2438 MANAGEMENT, LLC
~~2438 N. Tripp Avenue~~ 4701 W BERENICE AVE
 Chicago, Illinois ~~60639~~ 60641

Property of Cook County Clerk's Office

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LOT 7 IN BLOCK 7 IN KEENEY AND PENBERTHY'S ADDITION TO PENNOCK, BEING A
SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 13-27-418-018-0000

C/K/A, 2438 N TRIPP AVENUE, CHICAGO, IL 60639

Property of Cook County Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY

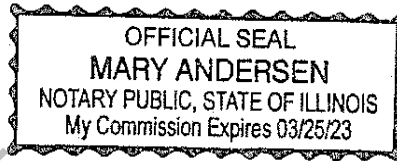
STATEMENT BY GRANTOR AND GRANTEE

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 an 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: 8/17/22

Signature: [Signature]
Grantor or Agent
Joseph M. Ryan

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 17 DAY OF AUGUST
18 2022.



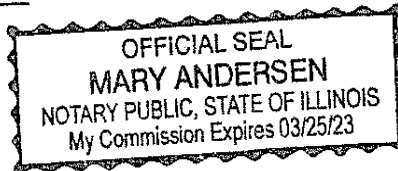
NOTARY PUBLIC [Signature]

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

Date: 8/17/22

Signature: [Signature]
Grantee or Agent
TRIPP 2438 Management, LLC
By: Joseph M. Ryan, member

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 17 DAY OF AUGUST
18 2022.



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.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]