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QUIT CLAIM DEED



Doc# 2234134012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/07/2022 11:19 AM PG: 1 OF 6

THE GRANTOR, **KPG CHICAGO, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, with an address of 64 Orland Square Drive, Suite 310, Orland Park, Illinois 60462, in the County of Cook, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to, THE GRANTEE, **CHESTNUT BUILDERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, with an address of 64 Orland Square Drive, Suite 310, Orland Park, Illinois 60462, in 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.

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

Property Index Number: 17-34-318-011-0000,
Commonly known as: 3727 S. Giles Avenue, Chicago, Illinois 60653

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand the 10th day of November, 2022.

KPG CHICAGO, LLC

BY: THOMAS K. PRIMBAS

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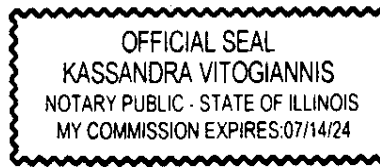
STATE OF ILLINOIS,
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas K. Primbas, Manager of KPG CHICAGO, LLC, 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 acknowledged that he signed, sealed and delivered 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.

Given under my hand and official seal, this 14th day of December, 2022.



Notary Public



Name and Address of Taxpayer:

Chestnut Builders, LLC
64 Orland Square Drive
Suite 310
Orland Park, Illinois 60462

Return To:

Chestnut Builders, LLC
64 Orland Square Drive
Suite 310
Orland Park, Illinois 60462

Prepared by:

KPG Chicago, LLC
64 Orland Square Drive
Suite 310
Orland Park, Illinois 60462

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOT 11 IN J.B. VALLIQUETTE'S SUBDIVISION OF THE NORTH EAST ¼ OF THE SOUTH EAST ¼ OF THE SOUTH WEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph E, Section 4,
Real Estate Transfer Tax Act

12/6/22
Date

[Signature]
Buyer, Seller or Representative

Property of Cook County Clerk's Office

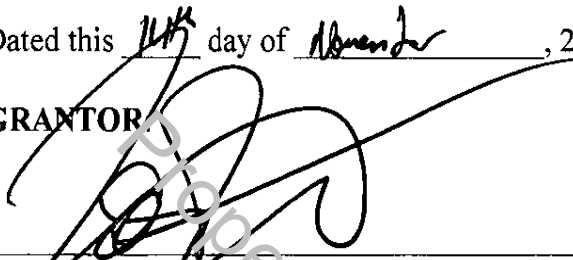
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STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR affirms and verifies that the name of the GRANTEE shown on the deed 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 title to real estate under the laws of the State of Illinois.

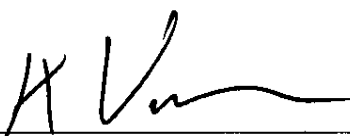
Dated this 14th day of November, 2022

GRANTOR

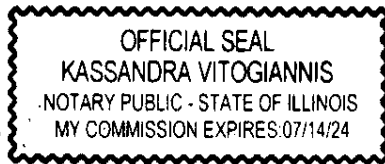


KPG CHICAGO, LLC

Subscribed and sworn to before me this 14th day of November, 2022.



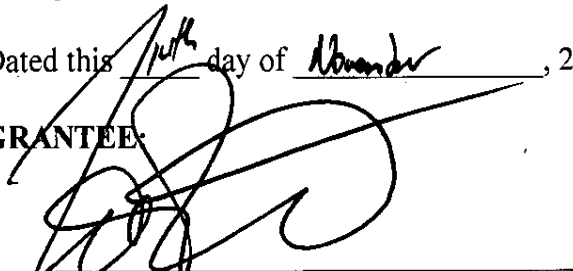
Notary Public



The GRANTEE affirms and verifies that the name of the GRANTEE shown on the deed 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 title to real estate under the laws of the State of Illinois.

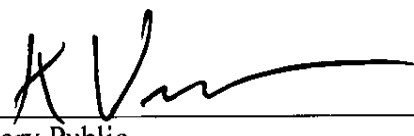
Dated this 14th day of November, 2022.

GRANTEE

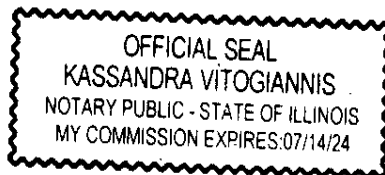


CHESTNUT BUILDERS, LLC

Subscribed and sworn to before me this 14th day of November, 2022.



Notary Public



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REAL ESTATE TRANSFER TAX

07-Dec-2022

Property of



CHICAGO:

0.00

CTA:

0.00

TOTAL:

0.00*

17-34-318-011-0000 | 20221201607363 | 0-714-913-104

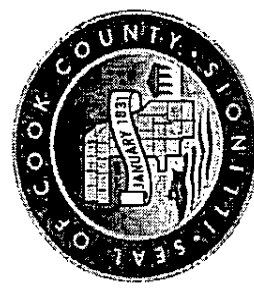
* Total does not include any applicable penalty or interest due

Clerk's Office

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REAL ESTATE TRANSFER TAX

07-Dec-2022



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

17-34-318-011-0000

20221201607363

1-788-654-928

Property of Cook County Clerk's Office