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QUIT CLAIM DEED

Doc# 2235013089 Fee \$88.00

!HSP FEE:\$9.00 RPRF FEE: \$1.00

AREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/16/2022 12:09 PM 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: 20-10-309-056-0000,
20-10-309-057-0000

Commonly known as: 5432-36 S. Michigan Avenue, Chicago, Illinois 60615

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand the 30th day of November, 2022.

KPG CHICAGO, LLC

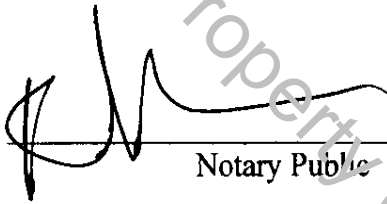
BY: THOMAS K. PRIMBAS

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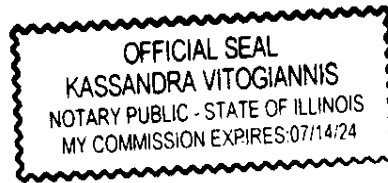
STATE OF ILLINOIS,
COUNTY OF COOK

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 30th day of November, 2022.



Notary Public



Name and Address of Taxpayer:
Chestnut Builders, LLC
64 Orland Square Drive
Suite 310
Orland Park, Illinois 60462

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

12/16/22
Date 
Buyer, Seller or Representative

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


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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.

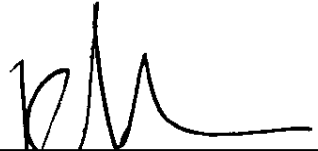
Dated this 30th day of November, 2022

GRANTOR:

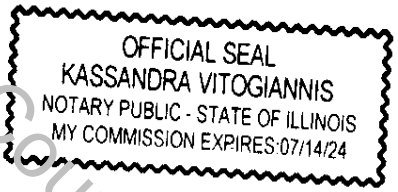


KPG CHICAGO, LLC

Subscribed and sworn to before me this 30th day of November, 2022.



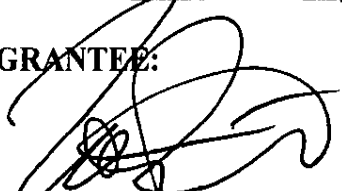
Notary Public



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 30th day of November, 2022.

GRANTEE:

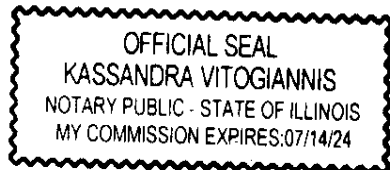


CHESTNUT BUILDERS, LLC

Subscribed and sworn to before me this 30th day of November, 2022.



Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

LOT 8 AND THE NORTH 10 FEET OF LOT 9 IN BLOCK 2 IN KENT AND WILLOUGHBY'S SUBDIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

16-Dec-2022



CHICAGO:

0.00

CTA:

0.00

TOTAL:

0.00

20-10-309-056-0000 | 20221201615427 | 0-825-716-048

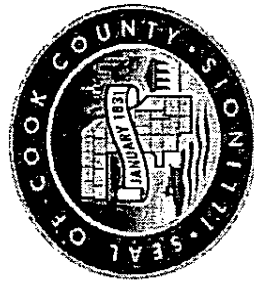
* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

16-Dec-2022



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

20-10-309-056-0000

20221201615427

0-024-997-200

Property of Cook County Clerk's Office