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Doc#: 2300945164 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/09/2023 03:44 PM Pg: 1 of 4

Dec ID 20230101627788
ST/CO Stamp 0-170-713-936

QUIT-CLAIM DEED

1 of 1
TRULY
TITLE
23000076-20

Above Space for Recorder's Use Only

THE GRANTOR, JOAN TIRAN, as Trustee of the TIRAN FAMILY GIFT TRUST, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other consideration, CONVEYS and QUIT-CLAIMS to T.F. LLC, an Illinois Limited Liability Company, of 6050 N. California Ave., Chicago, IL 60659, the following described real estate located in Cook County, Illinois, to wit:

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


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

SUBJECT TO: General taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any.

Permanent Index Number (PIN): 10-23-204-044-0000

Address of Real Estate: 3338 Wilder St., Skokie, IL 60076

Dated this 3rd day of January, 2023.



JOAN TIRAN, Trustee

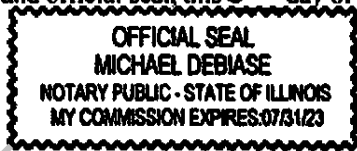
VILLAGE OF SKOKIE ECONOMIC DEVELOPMENT TAX	
PIN:	10-23-204-044-0000
ADDRESS:	3338 Wilder
17027	1/3/23 \$25.00 SL

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State of ILLINOIS, COOK County - SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IOAN TIRAN, 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 acknowledged that they signed, sealed 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, if any.

Given under my hand and official seal, this 3RD day of JANUARY, 2023.



Michael DeBiase

Commission expires _____

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: Paul DeBiase, Esq., 5536 W. Montrose Ave., Chicago, Illinois 60641

SEND SUBSEQUENT TAX BILLS TO:

ITF LLC

6050 N. CALIFORNIA

Chicago, IL 60659

Upon recording mail to:

ITF LLC

6050 N. CALIFORNIA

Chicago IL 60659

Extend under Provisions of Paragraph F, Section 4, Real Estate Transfer Act.

[Signature]
Office - 5-23

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LEGAL DESCRIPTION

PROPERTY ADDRESS: 3338 WILDER ST. SKOKIE, IL 60076

APN: 10-23-204-044-0002

LOT 29 AND THE WEST 14 OF LOT 30 IN BLOCK 1 IN DEMPSTER MC CORMICK BOULEVARD SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23 TOWNSHIP 41 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THE EAST 660 FEET) IN COOK COUNTY, ILLINOIS.

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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 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 1-3-23 Signature: [Signature]
Grantor or Agent



Subscribed and sworn to before me by the said [Signature] dated 1-3-23

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

Dated 1-3-23 Signature: [Signature]
Grantee or Agent



Subscribed and sworn to before me by the said [Signature] dated 1-3-23

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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.