

UNOFFICIAL COPY



2301357011D

QUIT CLAIM DEED

Doc# 2301357011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/13/2023 11:21 AM PG: 1 OF 4

THE GRANTOR, Theodore T. Weldon, III, a married man, of City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and QUIT CLAIMS to GRANTEE, **WELDON PROPERTIES LLC - 2845 N SOUTHPORT LLC SERIES**, an Illinois limited liability company, whose address is 2319 N Greenview Avenue, Chicago, IL 60657 all of Grantor's interests in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 28 IN THE SUBDIVISION OF BLOCK 7 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY'S SUBDIVISION OF THE SOUTHWEST 1/2 OF THE NORTHWEST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

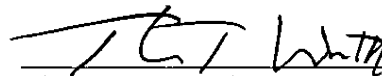
Permanent Real Estate Index Number: 14-29-126-006-0000

Address of Real Estate: 2845 N. Southport Avenue, Chicago, IL 60657


THIS IS NOT HOMESTEAD PROPERTY



Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

Dated: DECEMBER 14, 2022


Theodore T. Weldon, III

TO HAVE AND TO HOLD said premises forever.

REAL ESTATE TRANSFER TAX		13-Jan-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		13-Jan-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-29-126-006-0000 | 20230101632089 | 1-971-778-384

14-29-126-006-0000 | 20230101632089 | 0-191-171-408

* Total does not include any applicable penalty or interest due.

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In Witness Whereof, the Grantor aforesaid has hereunto set his hand as of the 14th day of DECEMBER, 2022.

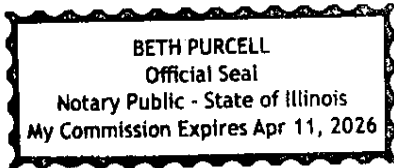
Theodore T. Weldon, III
Theodore T. Weldon, III

STATE OF IL)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Theodore T. Weldon, III, and 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 and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

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

Beth Purcell
Notary Public



My commission expires: 4/11/2026

This instrument was prepared by and after recording mail to:

Mitchell Feinberg
Chuhak & Tecson, P.C.
120 S. Riverside Plaza, Ste. 1700
Chicago, IL 60606

Send subsequent tax bills to:

WELDON PROPERTIES LLC -
2845 N SOUTHPORT LLC SERIES
2319 N. Greenview Avenue
Chicago, IL 60614

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[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 5 of the Illinois Real Estate Transfer Act.]

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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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 grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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: December 14, 2022.

[Signature]
Theodore T. Weldon, III

SUBSCRIBED and SWORN to before me this 14th day of December, 2022.



[Signature]
NOTARY PUBLIC

My commission expires: 4-11-2026.

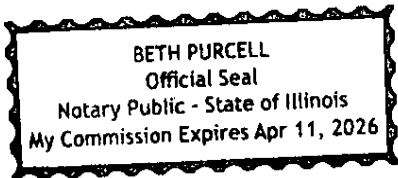
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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: December 14, 2022.

WELDON PROPERTIES LLC – 2845 N
SOUTHPORT LLC SERIES, an Illinois
limited liability company

[Signature]
Theodore T. Weldon, III, Manager

SUBSCRIBED and SWORN to before me this 14th day of December, 2022.



[Signature]
NOTARY PUBLIC

My commission expires: 4-11-2026.

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.