

QUIT CLAIM DEED
(Illinois Statutory)

Doc#: 2303206068 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2023 04:03 PM Pg: 1 of 3

Dec ID 20230201644680

After Recording Mail To:

Frank J. Portera
Lavelle Law, Ltd.
1933 N. Meacham Road, Suite 600
Schaumburg, IL 60173

Send Subsequent Tax Bills To:

Taylor Properties Chicago, LLC – Series 2135
1313 Poplar Court
Homewood, IL 60430


THE GRANTOR, Taikia Taylor, of 1313 Poplar Court, Village of Homewood, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Taylor Properties Chicago, LLC – Series 2135, an Illinois series limited liability company, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

Legal Description attached

Permanent Real Estate Index Number: 31-25-416-034-0000
Address of Real Estate: 2135 219th Street, Saik Village, IL 60411

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

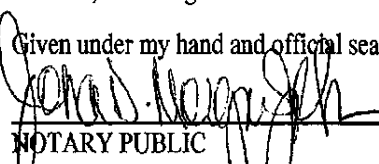
TO HAVE AND TO HOLD said premises forever.

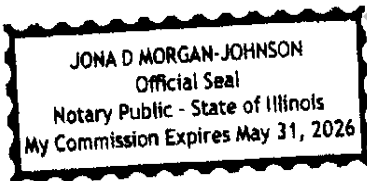

Taikia Taylor

Dated this 1/23, 2023.

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Taikia Taylor, 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 she signed, sealed and delivered the said instrument as her 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 January 23, 2023.

NOTARY PUBLIC (SEAL)



State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act. Dated this 1/23, 2023.


Signature of Buyer-Seller or their Representative

Prepared by: Frank J. Portera, Lavelle Law, Ltd., 1933 N. Meacham Road, Suite 600, Schaumburg, Illinois 60173

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 2 IN BLOCK 3 IN SOUTHDALE SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF SAUK TRAIL ROAD, ACCORDING TO THE PT THEREOF RECORDED OCTOBER 01, 1957 AS DOCUMENT NUMBER 17025805, IN COOK COUNTY, ILLINOIS.

Property Index Number: 32-25-416-034-0000

Property Address: 2135 219th Street, Sauk Village, IL 60411

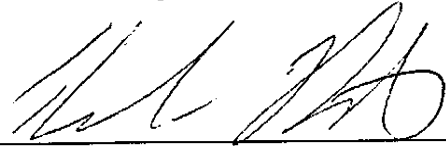
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her Agent affirms that, to the best of his/her 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 January 23, 2023.



Grantor or Agent

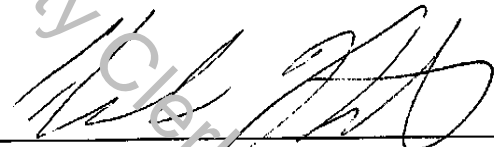
Subscribed and sworn to before me by the said Grantor this 23rd day of January, 2023.

Notary Public *Danielle Chepela*



The Grantee or his/her 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.

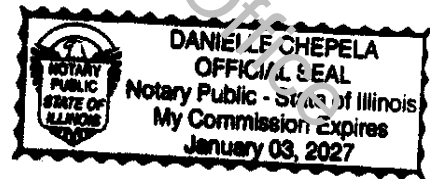
Dated January 23, 2023.



Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 23rd day of January, 2023.

Notary Public *Danielle Chepela*



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.