

UNOFFICIAL COPY

Doc#: 2303306252 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2023 01:50 PM Pg: 1 of 4

Dec ID 20230201644932
ST/CO Stamp 1-242-568-528
City Stamp 0-964-355-920

QUITCLAIM DEED

WITNESSETH, that the Grantor, **Pinnacle Properties Chicago, LLC** for the consideration of Ten & no/100 (\$10.00) and other good & Valuable consideration in hand paid, does Hereby remise release and quitclaim unto the Grantee, **257 CF 3, LLC**, an Illinois Limited Liability Company, and having his principal office at the following address, **520 E. 22nd Street, Lombard, IL 60148** all right title, interest, and claim in the following described Real Estate, situated in the County of Cook, State of Illinois, to wit.

(The Above Space for Recorder's Use Only)

LEGAL DESCRIPTION

LOTS 31 AND 32 IN BLOCK 1 IN FISHELL'S ADDITION TO CHICAGO LAWN, BEING A SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PREMISE COMMONLY KNOWN AS:

3636 W. 60TH PLACE
CHICAGO, IL 60629

PERMANENT INDEX NUMBER:

19-14-311-028-00000 And
19-14-311-027-00000

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT

1/27/23
Date

Andrew Holmes
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this 27 day of January 2023.

Andrew Holmes

Andrew Holmes- Managing Member
Pinnacle Properties Chicago, LLC

1/2
FIDELITY NATIONAL TITLE

CH22028838

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STATE OF ILLINOIS,

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **ANDREW HOLMES** is personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing 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 waiver of the right of homestead.

Given under my hand and official seal this 27 day of January 2022.

Notary Public [Signature]

My Commission Expires: 2/18/25



THIS INSTRUMENT PREPARED BY:

Investor Services, INC
Lori Palmer
7100 16th Street
Berwyn, IL 60402

Mail TAX BILL TO/ Grantees Address/

RETURN DEED TO:

Andrew Holmes / 857 CF 3, LLC
520 E. 22nd Street
Lombard, IL 60148

Property of Cook County Clerk's Office


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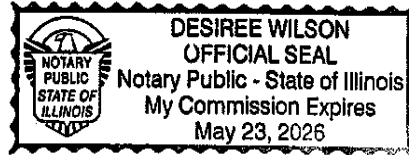
STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

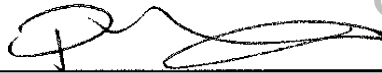
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR OR AGENT:


Signature
AGENT
Print Name



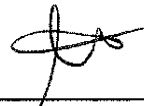
Subscribed and sworn to before me this 27th of Jan, 2023

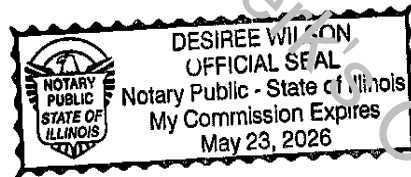

Notary Public

The grantee or their 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 and hold title to real estate under the laws of the State of Illinois.


IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTEE OR AGENT:


Signature
AGENT
Print Name




Subscribed and sworn to before me this 27th of Jan, 2023




Notary Public

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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX		02-Feb-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
19-14-311-028-0000 20230201644932 0-964-355-920		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		02-Feb-2023
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-14-311-028-0000 20230201644932 1-242-568-528		

Property of Cook County Clerk's Office