

UNOFFICIAL COPY

Doc#: 2303749005 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/06/2023 09:16 AM Pg: 1 of 3

Dec ID 20230201646461
ST/CO Stamp 1-661-638-480
City Stamp 0-587-896-656

QUIT CLAIM DEED

(The Above Space for Recorder's Use Only)

THE GRANTORS BEATRIZ LIRA, a single woman, of 450 Warrenville Rd, of the City of Lisle, County of DuPage, State of Illinois 60532, for and in consideration of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEYS** and **QUITCLAIMS** to the **GRANTEE: EDKAM PROPERTIES LLC**, a limited liability company, of 2020 W 35th St, of the City of Chicago, County of Cook, State of Illinois 60609, the following described real estate:

EXHIBIT "A"

PARCEL 1: LOT 7 IN BLOCK 1 IN EDWIN C. LARNED'S SUBDIVISION OF THE EAST ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER(S): 17-31-307-007-0000
PROPERTY ADDRESS: 2011 W. 35th St, Chicago, Il 60609

EXHIBIT "B"

PARCEL 2: LOT 27 IN DANIEL DOHERTY'S SUBDIVISION OF BLOCK 10 IN S.J. WALKER'S SUBDIVISION OF THAT PART OF THE ILLINOIS AND MICHIGAN CANAL, OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST ¼ OF THE NORTHWEST ¼, SOUTH OF THE CANAL, OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER(S): 17-31-124-022-0000
PROPERTY ADDRESS: 2020 W. 35th St, Chicago, Il 60609

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SUBJECT TO: Only general real estate taxes not yet due and payable at the time of closing; Covenants, conditions and restrictions apparent or of record and Building lines and easements, if any, provided that 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.

Dated this 13 day of JAN, 2023

Beatriz Lira (Seal)
Beatriz Lira

Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Act.

1/13/23
Date

STATE OF ILLINOIS)
) SS,
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Beatriz Lira 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 in the 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.

Given under my hand and notarial seal, this 13 day of JAN, 2023



THIS INSTRUMENT PREPARED BY
Joerg Seifert Law Offices P.C.
100 S. York Street, Ste. 200
Elmhurst, IL 60126

MAIL TO:

Joerg Seifert Law Offices P.C.
100 S. York Street, Ste. 200
Elmhurst, IL 60126

SEND SUBSEQUENT TAX BILLS TO:

Edram Properties LLC
2020 W 35th St
Chicago, IL 60609

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: 1/13/2023

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

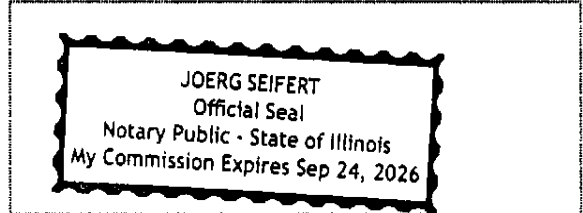
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Beatriz Lira

On this date of: 1/13/2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: 1/13/2023

SIGNATURE: [Signature]
GRANTEE of AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

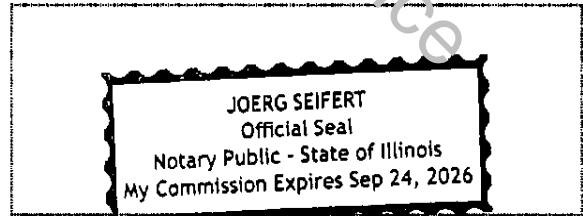
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Edram Properties LLC

On this date of: 1/13/2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**