

UNOFFICIAL COPY

PREPARED BY:

Alan J. Bernstein, Esq.
10 South LaSalle Street, Suite 1420
Chicago, Illinois 60603

RETURN TO:

Alan J. Bernstein, Esq.
10 South LaSalle Street, Suite 1420
Chicago, Illinois 60603

SEND TAX BILL TO:

Charlotte Walters
1609 West Chase Avenue
Chicago, Illinois 60626



Doc# 2303822040 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/07/2023 04:04 PM PG: 1 OF 3

QUIT CLAIM DEED

The Grantors, Absinthe Realty, LLC an
Illinois Limited Liability Company

(The above space for Recorder's use only)

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of **Ten and 00/100ths (\$10.00)** Dollars and other good and valuable consideration, in hand paid, convey and quit claims to **Biedermeyer Properties, LLC, an Illinois Limited Liability Company**, whose address is located in the City of Chicago and County of Cook in the State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THE EAST 1/2 OF LOT 10 AND THE WEST 2.0 FEET OF LOT 11 IN BLOCK 17 IN BIRCHWOOD BEACH, A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

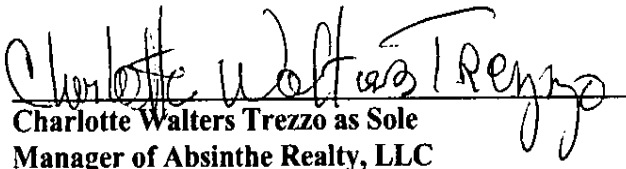
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General Real Estate Taxes for 2022 and 2023 and subsequent years; covenants, conditions and restrictions of record; zoning and building laws and ordinances, roads and highways, if any, and public utilities.

Permanent Index Number: 11-29-320-010-0000

Property Address: 1347 West Chase Street, Chicago, Illinois 60626

Dated this 7 day of February, 2023


Charlotte Walters Trezzo as Sole
Manager of Absinthe Realty, LLC

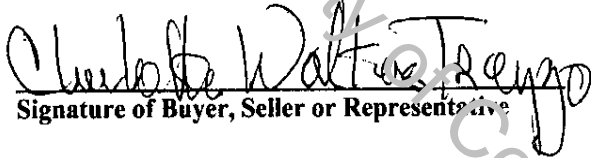
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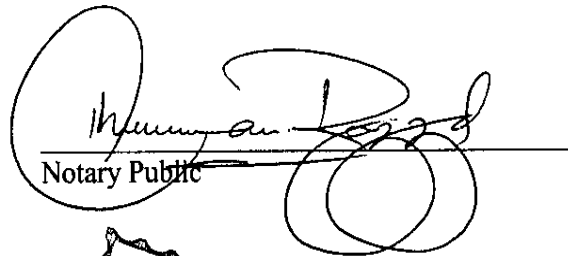
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that **Charlotte Walters Trezzo**, 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.


Given under my hand and Notarial Seal this 7 day of February, 2023

Exempt under 35 ILCS 200/31-45 paragraph (e)
Section 4, Real Estate Transfer Act
Date: February 7, 2023




Signature of Buyer, Seller or Representative


Notary Public



REAL ESTATE TRANSFER TAX		07-Feb-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

11-29-320-010-0000 | 20230201648218 | 0-902-485-840
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		07-Feb-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

11-29-320-010-0000 | 20230201648218 | 2-069-085-776

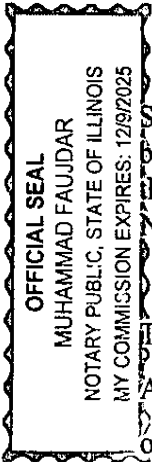
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STATEMENT BY GRANTOR AND GRANTEE

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 2-7, 2022

Signature: [Handwritten Signature]
Grantor or Agent

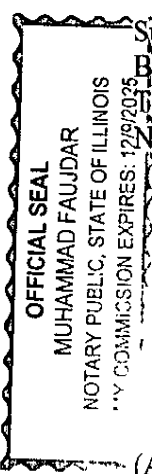


Subscribed and sworn to before me by the said CHARLOTTE ANN WALTERS TREVINO / CASEY JOSEPH WALTERS this 7 day of Feb, 2023
Notary Public [Handwritten Signature]

The Grantee or his Agent affirms and writes 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.

Dated 2-7, 2022

Signature: [Handwritten Signature]
Grantee or Agent



Subscribed and sworn to before me by the said CHARLOTTE ANN WALTERS TREVINO / CASEY JOSEPH WALTERS this 7 day of Feb, 2023
Notary Public [Handwritten 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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)