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PREPARED BY:

**Richard C. Baker
Mauck & Baker, LLC
One North LaSalle Street, Suite 600
Chicago, IL 60602
(312) 853-8708**



Doc# 2304857017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2023 11:41 AM PG: 1 OF 3

This space reserved for Recorder's use only

QUIT CLAIM DEED

THE GRANTOR, **KINGDOM PROPERTY ACQUISITION AND DEVELOPMENT, LLC**, an Illinois Limited Liability Company, of 3955 W. Huron Street, Chicago, Illinois 60624, County of Cook, for and in consideration of **TEN AND NO/100 DOLLARS (\$10.00)**, and other good and valuable considerations in hand paid, **CONVEYS and QUITCLAIMS** to **STEVEN STULTZ** and **BRENITA STULTZ**, married to each other, not as Joint Tenants and not as Tenants in Common but as Tenants by the Entirety, all interest in the following described real estate in the County of Cook in the State of Illinois, to wit:


LOT 3 IN OWNERS RESUBDIVISION OF BLOCK 4 OF S. E. GROSS' SUBDIVISION OF THE EAST 8 ACRES OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF COLORADO AVENUE, IN COOK COUNTY, ILLINOIS.

Property Address: **3105 W. Monroe Street, Chicago, Illinois 60612**

Permanent Real Estate Index Number: **16-13-107-030-0000**



SUBJECT TO:

Subject to all easements, conditions, covenants, restrictions of record, all real estate taxes not due as of closing, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

REAL ESTATE TRANSFER TAX	09-Feb-2023
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-13-107-030-0000 | 20230201649869 | 1-402-058-576

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

REAL ESTATE TRANSFER TAX	09-Feb-2023
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

16-13-107-030-0000 | 20230201649869 | 0-737-261-392

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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: Jan 19, 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

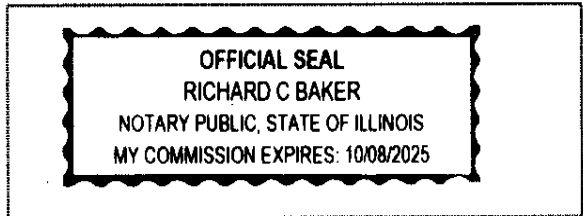
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:
Kingdom Property Acquisition
By the said (Name of Grantor): and Development, LLC

On this date of: Jan 19, 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: 01 19, 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

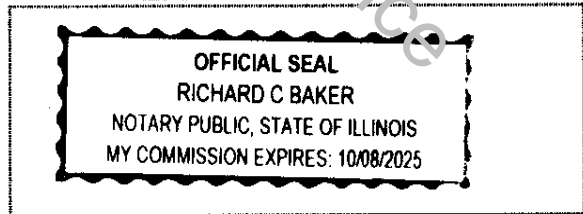
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:
Steven Stultz and
By the said (Name of Grantee): Brenita Stultz

On this date of: Jan 19, 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)**)