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PREPARED BY:

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

Opon or



2304057017D

Doc# 2304057017 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 TRANS	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 penal	lty or interest due.		

REAL ESTATE TRANSFER T	AX 09-Feb-202
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
16-13-107-030-0000	20230201649869 0-737-261-392

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IN WITNESS											
has_caused its		signed to	these	presents	by	its M	anaging	Partne	r this _	19	day of
January	, 2023.										

KINGDOM PROPERTY ACQUISITION AND DEVELOPMENT, LLC, an Illinois Limited Liability Company

By:

Robert I Nobile

Its: Managing Partner

STATE OF ILLEVOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT J. NOBILE, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

) SS.

Given under my hand and official seal, this

NOTARY PUBLIC

OFFICIAL SEAL
RICHARD C BAKER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/08/2025

Mail To:

Steven Stultz and Brenita Stultz 3105 W. Monroe Avenue Chicago, IL 60612

Name and Address of Taxpayer:

Steven Stultz and Brenita Stultz 3105 W. Monroe Avenue Chicago, IL 60612 EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE: 1-14-2023

Signature of Buyer, Seller or Representative

day of

4886-8844-9609, v. 1

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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. SIGNATURE: DATED: 20 23)an RANTOR or AGENT GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature. Subscribed and swom to before me, Name of Notary Public: Kingdom Property Acquisition By the said (Name of Grantor) and Development, LLC AFFIX NOTARY STAMP BELOW 20 2 On this date of: OFFICIAL SEAL RICHARD C BAKER **NOTARY SIGNATURE:** NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/08/2025

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 limbois 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.

SIGNATURE: DATED: **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: Jaw

NOTARY SIGNATURE:

AFFIX NOTARY STAMP DELOW OFFICIAL SEAL RICHARD C BAKER NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/08/2025

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)