

UNOFFICIAL COPY

QUIT CLAIM DEED

For Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, PHUC PETER NGUYEN ("GRANTOR"), a married man, conveys and quitclaims to MRC HOLDINGS LLC ("GRANTEE"), an Illinois limited liability company, all of GRANTOR'S right, title and interest in and to the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:



2304857037D

Doc# 2304857037 Fee \$81.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2023 03:44 PM PG: 1 OF 4

UNIT NO. 717-G IN 6200 SOUTH EVANS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 AND 2 AND THE NORTH 20 FEET OF LOT 3 IN BLOCK 4 IN RESUBDIVISION OF WASHINGTON PARK CLUB ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 25, 2005 AS DOCUMENT NO. 052061211, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Permanent Real Estate Index Numbers: 20-15-422-029-1005

Property Address: 717 East 62nd Street, Unit G, Chicago, IL 60637

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, its successors and assigns forever,

SUBJECT TO: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property..

REAL ESTATE TRANSFER TAX

09-Feb-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-15-422-029-1005 | 20230201645068 | 0-076-838-736

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

REAL ESTATE TRANSFER TAX

09-Feb-2023

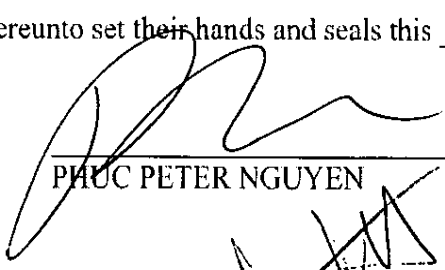


COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

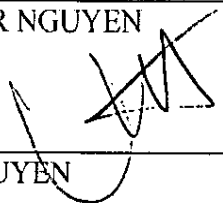
20-15-422-029-1005 | 20230201645068 | 1-029-420-880

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IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 18 day of October, 2022.



 PHUC PETER NGUYEN

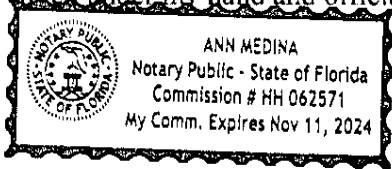


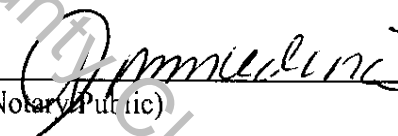
 YUHUA NGUYEN

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

The undersigned, a Notary Public in and for said County, in the State aforesaid, certifies that and PHUC PETER NGUYEN and YUHUA NGUYEN, 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 official seal, this 18 day of October, 2022.





 (Notary Public)

Prepared by:
 Vincent A. Lavieri
 Gardiner Koch Weisberg & Wrona
 53 West Jackson Boulevard
 Suite 950
 Chicago, Illinois 60604
 312-362-0000

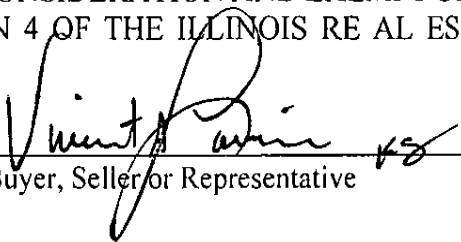
After Recoding, Mail to:
 MRC Holding, LLC
 20423 State Road 7
 Suite F6-270
 Boca Raton, FL 33498

Name and Address of Taxpayer:
 MRC Holding, LLC
 20423 State Road 7
 Suite F6-270
 Boca Raton, FL 33498

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THIS TRANSACTION IS FOR LESS THAN \$100 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

Date: October 18, 2022


Buyer, Seller or Representative

Property of Cook County Clerk's Office

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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: 10 | 18 | 2022

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:

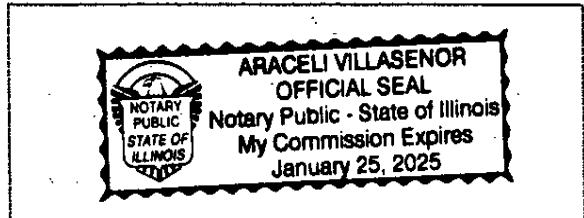
Araceli Villaseñor

By the said (Name of Grantor): Phuc Peter Nguyen

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 18 | 2022

NOTARY SIGNATURE: Araceli Villaseñor



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: 10 | 18 | 2022

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:

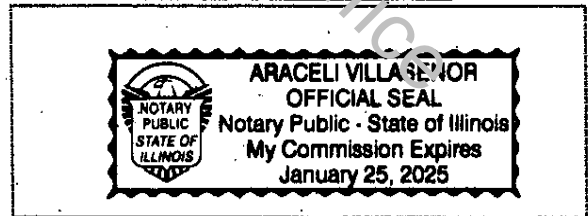
Araceli Villaseñor

By the said (Name of Grantee): MRC Holdings LLC

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 18 | 2022

NOTARY SIGNATURE: Araceli Villaseñor



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)**)