



Doc# 2306057022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/01/2023 03:16 PM PG: 1 OF 3

QUIT CLAIM DEED

THE GRANTOR, Frank Fuscaldo, a single man, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to GRANTEE AVENUE LM PROPERTIES, LLC, an Illinois limited liability company, whose address is 2800 E. 96th Street, Chicago, IL 60617 the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 10. LOT 11 AND LOT 12 IN BLOCK 4 IN TAYLOR'S THIRD ADDITION TO SOUTH CHICAGO. A SUBDIVISION OF THE SOUTH 693.4 FEET OF THE WEST 1675.43 FEET OF THE NORTHWEST 1/4 OF SECTION 8. TOWNSHIP 37 NORTH. RANGE 15. EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY. ILLINOIS.

Permanent Real Estate Index Numbers: 26-08-119-034-0000, 26-08-119-035-0000 and 26-08-119-036-0000

Address of Real Estate: 10124 S. Avenue M, Chicago, IL 60617.


EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW



Dated: February 8, 2023.

Handwritten signature of Frank Fuscaldo over a horizontal line, with 'Frank Fuscaldo' printed below.

In Witness Whereof, the Grantor aforesaid has hereunto set his hand as of the 8th day of February, 2023.

Handwritten signature of Frank Fuscaldo over a horizontal line, with 'Frank Fuscaldo' printed below.

REAL ESTATE TRANSFER TAX		01-Mar-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		01-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

26-08-119-034-0000 | 20230201656202 | 1-924-497-232

26-08-119-034-0000 | 20230201656202 | 0-562-790-224

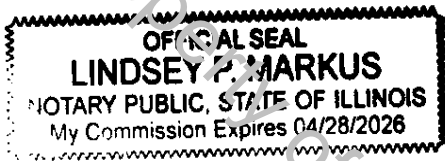
* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Fuscaldo, 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.

Given under my hand and official seal, this 8th day of February, 2023



Lindsey P. Markus

Notary Public

My commission expires: 04/28/2026

This instrument was prepared by and after recording return to:

LINDSEY P. MARKUS, Esq.
Chuhak & Tecson, P.C.
120 S. Riverside Plaza, Suite 1700
Chicago, Illinois 60606

Send subsequent tax bills to:

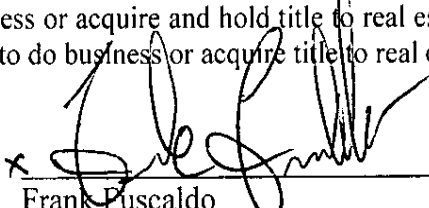
AVENUE LM PROPERTIES, LLC
2800 E. 96th Street
Chicago, IL 60617

UNOFFICIAL COPY

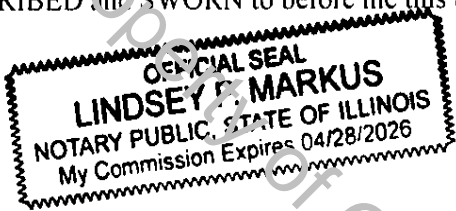
STATEMENT BY GRANTOR AND GRANTEE

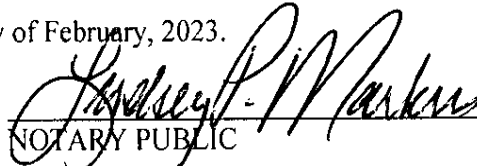
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire 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: February 8, 2023.


x _____
Frank Fuscaldo

SUBSCRIBED and SWORN to before me this 8th day of February, 2023.





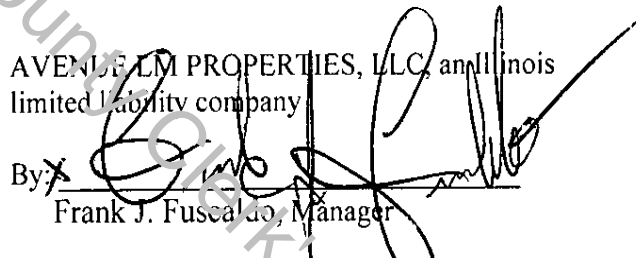
NOTARY PUBLIC

My commission expires: April 28, 2026. _

The grantee 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 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.

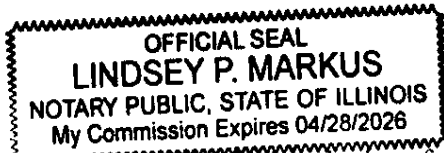
Dated: February 8, 2023.

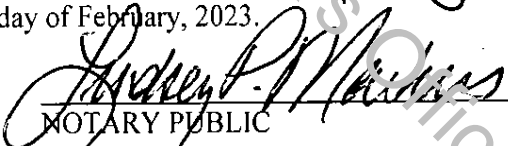
AVENUE LM PROPERTIES, LLC, an Illinois limited liability company

By: 

Frank J. Fuscaldo, Manager

SUBSCRIBED and SWORN to before me this 8th day of February, 2023.





NOTARY PUBLIC

My commission expires: April 28, 2026. _

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 provisions of Section 5 of the Illinois Real Estate Transfer Act.]