

UNOFFICIAL COPY

QUITCLAIM DEED
Statutory (ILLINOIS)



Doc# 2306134002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/02/2023 09:44 AM PG: 1 OF 3

THE GRANTOR,

MILES WILLIAM PHALEN AND
ANNA E. PHALEN, Husband and
Wife, with an address of 2717 N.
Mozart Street, Chicago, Illinois 60647

for and in consideration of Ten and
00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEYS** and **QUITCLAIMS** to
AWLM PROPERTIES LLC, an Illinois limited liability company with an address of 2717 N. Mozart Street, Chicago,
Illinois 60647, all interest of Grantor in the following described Real Estate situated in the County of Cook in the State of
Illinois, to wit:

LOT 26 IN BLOCK 2 IN STORV AND ALLENS ADDITION TO CHICAGO, A SUBDIVISION OF THE
EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 13-25-121-016-0000

Address of Real Estate: 2915 N. Albany Avenue, Chicago, Illinois 60618

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements and roads and highways, and
general taxes for the year 2021 and subsequent years

EXEMPT FROM PAYMENT OF TRANSFER
TAXES PURSUANT TO PARAGRAPH (e) OF 35
ILCS 200/31-45 - NO CONSIDERATION

Dated as of the 7th day of February, 2023

MILES WILLIAM PHALEN

ANNA E. PHALEN

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STATE OF ILLINOIS

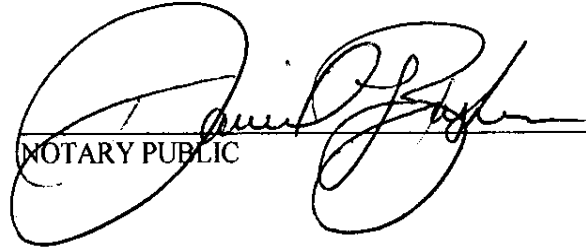
)))SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **MILES WILLIAM PHALEN AND ANNA E. PHALEN**, 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 and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

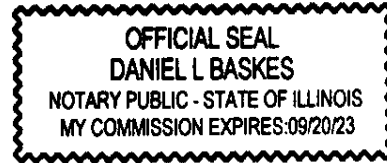
Given under my hand and official seal, this 7th day of February, 2023.

Commission expires _____


NOTARY PUBLIC


This Instrument was prepared by,
and after recording please return to:

Law Offices of Daniel L. Baskes
980 North Michigan Avenue
Suite 1380
Chicago, Illinois 60611





Subsequent tax bills should be sent to:

AWLM Properties LLC
2717 N. Mozart Street
Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX		02-Mar-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-25-121-016-0000 | 20230201662420 | 1-183-416-144

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

REAL ESTATE TRANSFER TAX		02-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-25-121-016-0000 | 20230201662420 | 1-404-567-760


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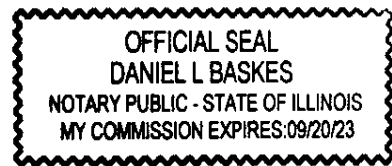
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms and verifies 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.


MILES WILLIAM PHALEN

Subscribed and sworn before me this 7th day of February, 2023.


Notary Public

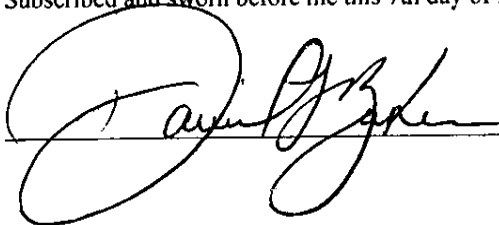


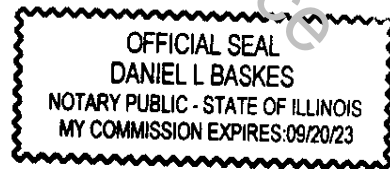
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AWLM PROPERTIES LLC,
an Illinois limited liability company

By: 
ANNA E. PHALEN, a Manager

Subscribed and sworn before me this 7th day of February, 2023


Notary Public



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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in	Cook County, Illinois	, if exempt under provisions of
Section 4 of the Illinois Real Estate Transfer Act.]		