

# UNOFFICIAL COPY



Doc# 2306822045 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2023 02:46 PM PG: 1 OF 5

Commitment Number: IL22107641

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605. File Number: IL22107641.

After Recording, Send To:

Boston National Title Agency, LLC  
400 Rouser Rd, Ste. 520  
Coraopolis, PA 15108

Mail Tax Statements To: Mack & Company LLC: 13742 S WABASH AVE., RIVERDALE, IL 60827

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
25-33-412-011-0000

## QUITCLAIM DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Mack & Company IL LLC, hereinafter grantor, whose tax-mailing address is 13742 S WABASH AVE., RIVERDALE, IL 60827, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to Mack & Company LLC, hereinafter grantee, whose tax mailing address is 13742 S WABASH AVE., RIVERDALE, IL 60827, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described Real Estate situated in Cook County, Illinois, to wit: The South 50 Feet of Lots 10 and 11 in the Subdivision of Blocks 12, 13 and 19 in Owner's Resubdivision of the South Fractional 1/4 of the Southeast 1/4 of Section 33, Township 37 North, Range 14, East of the Third Principal Meridian. In Cook County, Illinois.

Property Address is: 13742 S WABASH AVE., RIVERDALE, IL 60827

REAL ESTATE TRANSFER TAX

09-Mar-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-33-412-011-0000

| 20230301667551 | 1-196-138-704



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Prior instrument reference: **2210322041**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Property of Cook County Clerk's Office

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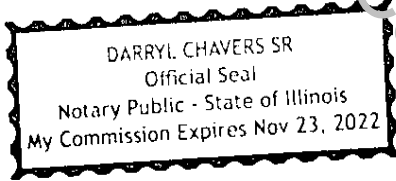
Executed by the undersigned on April 28<sup>th</sup>, 2022:

Shamou Lewis Managing Member  
Mack & Company IL LLC

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 4-28, 2022 by Mack & Company IL LLC who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
Notary Public



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MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 05/04/2022

Joseph P. Vallone  
Buyer, Seller or Representative

Joseph P. Vallone

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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Property of Cook County Clerk's Office

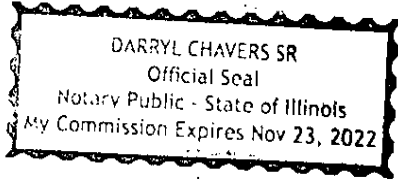
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor 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 land trust is either a natural person, and 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 April 28<sup>th</sup>, 2022

Shamar Lindsay  
Signature of Grantor or Agent



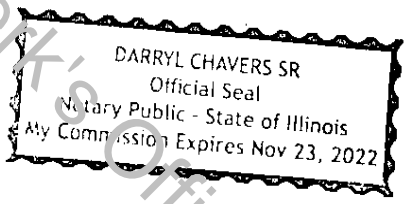
Subscribed and sworn to before  
Me by the said Shamar Lindsay  
this 28<sup>th</sup> day of April  
2022.

NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that 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 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.

Date April 28<sup>th</sup>, 2022

Shamar Lindsay  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said Shamar Lindsay  
This 28<sup>th</sup> day of April  
2022.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 ABL to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)