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Doc#. 2310006300 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/10/2023 04:01 PM Pg: 1 of 3

**QUIT CLAIM DEED
ILLINOIS STATUTORY
(INDIVIDUAL TO LLC)**

Anton Accon

MAIL TO:
4741-4743 W WABANSIA LLC
1445 N. PAULINA STREET
CHICAGO, IL 60622

Dec ID 20230101637816
ST/CO Stamp 0-998-687-952
City Stamp 0-285-525-200

NAME & ADDRESS OF TAXPAYER:
4741-4743 W WABANSIA LLC
1445 N. PAULINA STREET
CHICAGO, IL 60622

THE GRANTOR(S), CELERINO VARGAS AND LISA N. ARES, husband and wife, of 1445 N. Paulina, Chicago, Illinois, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND QUIT CLAIMS to, ~~4741-4743 W WABANSIA LLC~~, GRANTEE(S), the following described real estate situated in the CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, to wit:

LOTS 1 AND 2 IN SPRAGUE AND WILSON'S SUBDIVISION OF BLOCK 18 IN THE SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE 5 ACRES IN THE SOUTHEAST CORNER THEREOF AND RAILROAD RIGHT OF WAY) IN COOK COUNTY ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said property, forever.

Permanent Index Number(s): 13-34-315-013-0000 & 13-34-315-014-0000

Property Address: 4741-4743 W. WABANSIA AVENUE, CHICAGO, ILLINOIS 60622

[SIGNATURE PAGE FOLLOWS]

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Dated this 31 day of ~~November~~, ^{January 2022} 2021

Celino B. Vargas

CELERINO VARGAS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that, CELERINO VARGAS, are 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 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.

Given under my hand and notarial seal, this 31 day of ~~November~~, ^{January, 2022} 2021.

Soula Stratton
Notary Public



My commission expires on 1/28/2026

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4 OF REAL ESTATE TRANSFER ACT

1/31/22
DATE

Celino B. Vargas
GRANTOR, GRANTEE, OR REPRESENTATIVE

NAME & ADDRESS OF PREPARER:
JAMES P. ANTONOPOULOS
ATTORNEY AT LAW
5045 N. HARLEM AVENUE
CHICAGO, IL 60656

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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.

Dated: ~~November 31, 2021~~ ^{January 31, 2022}

Signature: Celine B. Vaygn

Grantor or Agent

Subscribed and Sworn to before me by the said Agent this 31 day of ~~November, 2021~~ ^{January, 2022}



NOTARY PUBLIC Soula Stratton

The grantee or his or her 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 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: ~~November 31, 2021~~ ^{January 31, 2022}

Signature: Celine B. Vaygn

Grantee or Agent

Subscribed and Sworn to before me by the said Agent this 31 day of ~~November, 2021~~ ^{January, 2022}



NOTARY PUBLIC Soula Stratton

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)