

# UNOFFICIAL COPY



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Doc# 2310357007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/13/2023 10:27 AM PG: 1 OF 3

## QUITCLAIM DEED ILLINOIS STATUTORY

THE GRANTOR, **BRANDON HOOD**, a single man, of 1500 West Grand Avenue, Unit 4E, Chicago, Illinois 60642, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to **3024 W WALNUT, LLC**, an Illinois limited liability company, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

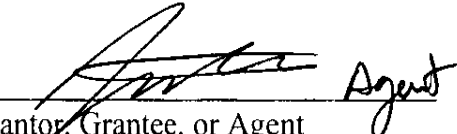
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions, and restrictions of record.

Permanent Real Estate Index Number: 16-12-309-020-0000

Address of Real Estate: 3024 West Walnut Street, Chicago, Illinois 60612

Exempt under Paragraph E of 35 ILCS 200/31-45.

  
\_\_\_\_\_  
Grantor, Grantee, or Agent

4/15/23  
Date

**Prepared By:**

Robert C. Ansani  
Fuchs & Roselli, Ltd.  
200 S. Wacker Dr., Ste 600  
Chicago, Illinois 60606

**Mail To:**

Brandon Hood  
1500 West Grand, Unit 4E  
Chicago, Illinois 60642

**Name & Address of Taxpayer:**

3024 W Walnut, LLC  
1500 West Grand, Unit 4E  
Chicago, Illinois 60642

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## EXHIBIT A

### LEGAL DESCRIPTION

Lot 4 in the resubdivision of Lots 28 to 34 inclusive of the subdivision of Block 9 in Lee and other's subdivision of the Southwest ¼ of Section 12, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 16-12-309-020-0000

Address: 3024 West Walnut Street, Chicago, Illinois 60612

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 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 April 5, 2023.

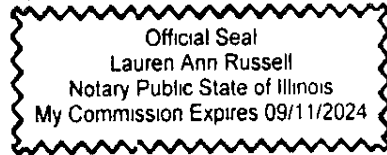
Signature: \_\_\_\_\_

*Grantor or Agent*

Subscribed and sworn to before me

By the said grantee  
This 5<sup>th</sup>, day of April, 2023.

Notary Public Lauren Ann Russell



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 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 5, 2023.

Signature: \_\_\_\_\_

*Grantee or Agent*

Subscribed and sworn to before me

By the said grantee  
This 5<sup>th</sup>, day of April, 2023.

Notary Public Lauren Ann Russell



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 4 of the Illinois Real Estate Transfer Tax Act.)