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2311522017D

Doc# 2311522017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/25/2023 10:17 AM PG: 1 OF 3

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Megha Malhotra
1025 W. Hollywood Ave.
Chicago, IL 60660

NAME & ADDRESS OF TAXPAYER:

Megha Malhotra
1025 W. Hollywood Ave.
Chicago, IL 60660

THE GRANTOR, Southeast Chicago Real Estate Club, LLC, an Illinois LLC of the County of Cook, of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEYS AND QUIT CLAIMS TO Megha Malhotra, a married woman of the County of Cook, the State of Illinois, all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

LOT 39 IN FARR'S RESUBDIVISION OF LOTS 4, 5, AND 6 AND THAT PART OF LOT 7 LYING EAST OF WABASH AVENUE (EXCEPT THEREFROM THE NORTH 33 FEET OF LOTS 4, 5, 6 AND 7 TAKEN FOR WIDENING 37TH STREET AND EXCEPT THE EAST 59.15 FEET OF SAID LOT 4 TAKEN FOR WIDENING MICHIGAN AVENUE) IN BROWN'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 the above granted premises unto the parties of the second part forever.

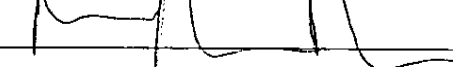
Permanent Index Number(s): 17-34-328-009-0000

Property Address: 56 E 37th Pl., Chicago, IL 60653


Dated this day of February, 2023



(Ibh Abney) Grantor (Seal)




(Megha Malhotra) Grantor (Seal)





(Megha Malhotra) Grantee (Seal)

(Print or type name here)

REAL ESTATE TRANSFER TAX		25-Apr-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-34-328-009-0000 | 20230401603905 | 0-289-103-056

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

REAL ESTATE TRANSFER TAX		25-Apr-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

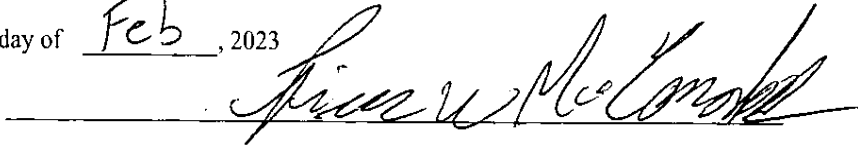
17-34-328-009-0000 | 20230401603905 | 0-596-958-416

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STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Southeast Chicago Real Estate Club, LLC, Megha Maholtra and Ibn Abney 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 it signed, sealed and delivered the said instrument as its 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 10 day of Feb, 2023



Notary Public
My commission expires on 4-24-25



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

Keith Fenceroy
Fenceroy Law Office
Keith Fenceroy
3047 N Lincoln Ave
400
Chicago, IL 60657

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) SECTION 31-45, PROPERTY TAX CODE.

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE AND COOK COUNTY ORD. 93-0-28 PAR (c)

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE; COOK COUNTY ORD. 93-0-28 PAR 4; AND EXEMPT UNDER SECTION 2001-2B6 OF THE CHICAGO TRANSACTION TAX

DATE: 4-25-23

Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 02 | 10 | 2023

SIGNATURE [Signature]
GRANTOR Ibr/Abney

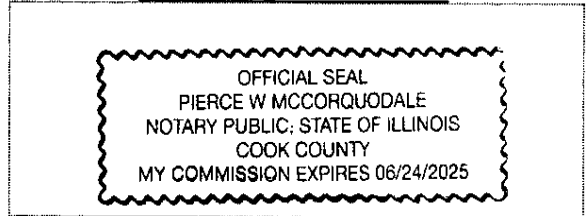
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Pierce Walker McCorquodale
By the said (Name of Grantor): Ibr/Abney (Southeast Real Estate Club LLC)

On this date of: 2 | 10 | 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 2 | 10 | 2023

SIGNATURE [Signature]
GRANTOR Megha Malhotra

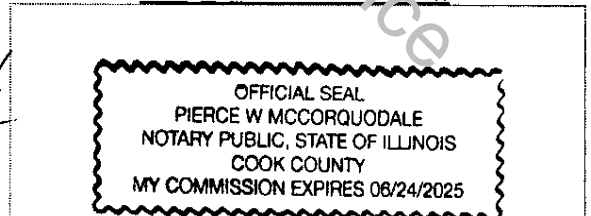
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Pierce Walker McCorquodale
By the said (Name of Grantor): Megha Malhotra

On this date of: 2 | 10 | 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)