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BT 2210022-02086
QUIT CLAIM DEED (182)
(ILLINOIS)



2311815017D

Doc# 2311815017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/28/2023 02:03 PM PG: 1 OF 3

THE GRANTOR,
Kimberly Keys, a single
person, of the
County of Cook,
State of Illinois, for
and in consideration of
TEN DOLLARS, and
other good and valuable
consideration in hand paid,
CONVEYS and QUIT CLAIMS TO:

THE GRANTEE, FDF Developments LLC, an Illinois Limited Liability Company,

The following described Real Estate situated in the County of Cook, in the State
of Illinois, to wit:

LOT 22 IN C.J. HAMBLETON'S SECOND SUBDIVISION IN THE NORTHWEST
1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, BEING A SUBDIVISION OF THE NORTH 2
ACRES OF THE SOUTH 6 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF
THE NORTHWEST 1/4 OF SAID SECTION 15, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER(S): 20-15-119-027-0000

ADDRESS OF REAL ESTATE: 5824 S Wabash Ave, Chicago, IL 60637

Signed and Dated this 12 day of December, 2022.

Kimberly Keys

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-45, PROPERTY TAX CODE.

1-12-2023
DATE BUYER, SELLER, BORROWER OR REPRESENTATIVE

REAL ESTATE TRANSFER TAX		26-Apr-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		26-Apr-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-15-119-027-0000 | 20221201612147 | 1-620-958-416

20-15-119-027-0000 | 20221201612147 | 0-148-716-752

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

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kimberly Keys is 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

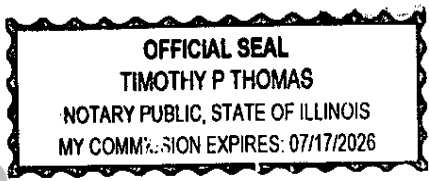
Given under my hand and official seal, this 12 day of January 2023 ~~December, 2022.~~

My Commission expires _____

Impress Seal Here _____
Notary Public

THIS INSTRUMENT WAS PREPARED BY:

DOUGLAS D. DANIELSON, Esq.
1023 Huntington Drive
Aurora, IL 60506



Send Subsequent Tax Bills to ~~and when Recorded Mail to:~~
Grantor / Grantee Address

FDF Developments, LLC
5319 S. Indiana Ave., #1
Chicago, IL 60615

After Recording Return to:

Burnet Title - Post Closing
One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181

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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: 4 | 26 | 20 23

SIGNATURE: [Signature]
GRANTOR or AGENT

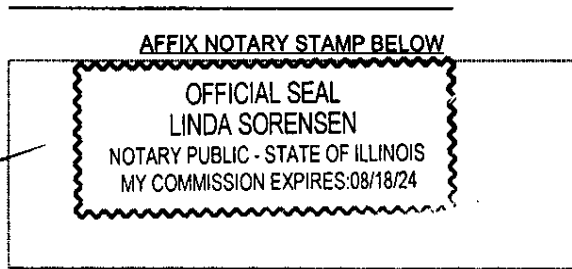
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Kimberly Keys

On this date of: 4 | 26 | 20 23

NOTARY SIGNATURE: [Signature]



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: 4 | 26 | 20 23

SIGNATURE: [Signature]
GRANTEE or AGENT

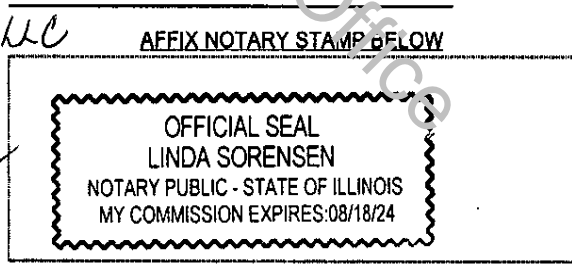
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): FDF Developments LLC

On this date of: 4 | 26 | 20 23

NOTARY SIGNATURE: [Signature]



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)**)