

UNOFFICIAL COPY

Doc#: 2312428071 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2023 10:07 AM Pg: 1 of 5

Dec ID 20220701692198
ST/CO Stamp 1-515-150-416
City Stamp 1-869-044-816

QUIT CLAIM DEED

(Individuals to LLC)

THE GRANTORS **TERESA PHAM AND CHARLES SALMEN**, married to each other, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, do REMISE, CONVEY AND QUITCLAIM to **SALMEN ENTERPRISES, LLC, and Illinois Limited Liability Company**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 34 IN BLOCK 27 IN ALBERT CROSEY AND OTHER'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, 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 forever.

Permanent Index Number: 13-25-422-020-0000
Property Address: 2522 N. Artesian Ave., Chicago, IL 60647

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR TERESA PHAM AND CHARLES SALMEN.

Dated this 29 day of April, 2022

GRANTORS:


TERESA PHAM


CHARLES SALMEN

[Notarization page attached]

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STATE OF ILLINOIS)
) SS:
COUNTY OF Cook)

I, the undersigned, a Notary Public in the State and County identified above, DO HEREBY CERTIFY, that TERESA PHAM AND CHARLES SALMEN, personally know 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 and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of April, 2022

[Signature]

Notary Public

My Commission Expires: Sep 2, 2025



Prepared by:
Niko G. Mameris, Esq.
10661 S. Roberts Rd., Suite 107
Palos Hills, IL 60465

Mail to:
Salmen Enterprises, LLC
2522 N. Artesian Ave.
Chicago, IL 60647

Name and Address of Taxpayer:
Salmen Enterprises, LLC
2522 N. Artesian Ave.
Chicago, IL 60647

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

Date: 4/29/22

[Signature]

Buyer / Seller Representative

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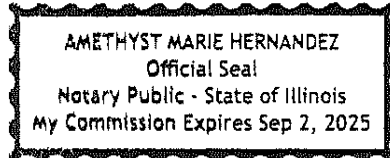
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantor** 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 29, 2022

Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Teresa Pham
This 29, day of April, 2022
Notary Public [Handwritten 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 acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title total estate under the laws of the State of Illinois.

Dated April 29, 2022

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Charles Salmen
This 29, day of April, 2022
Notary Public [Handwritten Signature]



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.

Attached 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.)

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CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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Total does not include any applicable penalty or interest due.

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		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

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