

UNOFFICIAL COPY

QUIT CLAIM DEED



2317215021D

Doc# 2317215021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/21/2023 11:58 AM PG: 1 OF 3

The Grantor, **Anthony Larkin**, a single man, of 11210 S. Langley, Chicago, Cook County, Illinois 60628, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, do hereby **CONVEY** and **QUIT CLAIM** to Grantee, **Anthony J. Larkin**, a single man, of 9232 S. Harper, Chicago, Cook County, IL 60619, all interest in the following described Real Estate situated in the County of Cook, State of Illinois to wit:

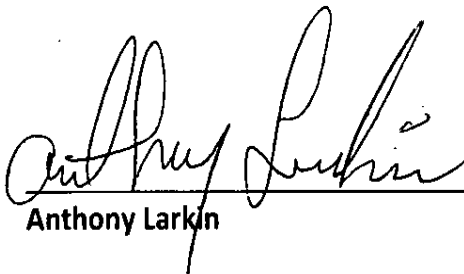
Legal Description: LOT 13 IN BLOCK 6 IN THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S, SUBDIVISION OF THAT PART OF THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE NORTH OF RAILROAD, IN COOK COUNTY, ILLINOIS.



Permanent Index No.: 25-02-411-028-0000


Address of Real Estate: 9232 S. Harper Avenue, Chicago, IL 60619

SUBJECT TO: general real estate taxes not due and payable at time of Closing; covenants, conditions and restrictions of record; building lines, easements, roads and highway; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated: 02/23, 2021.


Anthony Larkin

REAL ESTATE TRANSFER TAX		21-Jun-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-02-411-028-0000		20230601649575 0-349-558-480

REAL ESTATE TRANSFER TAX		21-Jun-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
25-02-411-028-0000		20230601649575 1-448-466-128

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

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STATE OF ILLINOIS }
 } SS:
COUNTY OF COOK }

The undersigned Notary Public in and for said County and State does certify that Anthony Larkin, 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 this instrument was signed, sealed and delivered as a voluntary and free act for the uses set forth herein, including the release and waiver of any Right of Homestead of the State of Illinois.

Given under my hand and official seal this 23rd day of February 2021.



Thomas E. Brabec

Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), SECTION 31-45, REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45(e))

DATE: 02/23, 2021

Anthony J. Larkin

Signature of Buyer, Seller or Representative

Prepared By: Thomas E. Brabec Law Offices of Thomas E. Brabec 18154 Harwood Ave., Suite 204 Homewood, Illinois 60430-2154	Mail To: Anthony J. Larkin 9232 South Harper Avenue Chicago, IL 60619	Name & Address of Taxpayer: Anthony J. Larkin 9232 South Harper Avenue Chicago, IL 60619
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CLERK'S OFFICE OF COOK COUNTY

UNOFFICIAL COPY

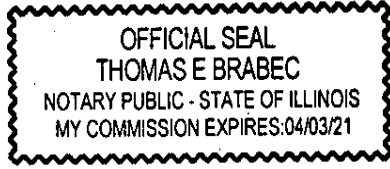
STATEMENT BY GRANTORS AND GRANTEES

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.

Signature: *Anthony Larkin*
Anthony Larkin, Grantor

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Anthony Larkin THIS 23rd DAY OF February, 2021.

Thomas E Brabec
NOTARY PUBLIC

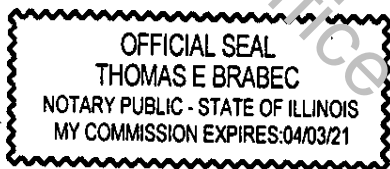


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Signature: *Anthony J Larkin*
Anthony J. Larkin, Grantee

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Anthony J. Larkin THIS 23rd DAY OF February, 2021.

Thomas E Brabec
NOTARY PUBLIC



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 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 Act.]