

UNOFFICIAL COPY

LTS-1026052 # 2 of 4

QUIT CLAIM DEED

Statutory
(Illinois)

Mail to:
Law Office of Brenda Murzyn
1300 Iroquois Ave., Suite 125
Naperville, Illinois 60563

Name & address of taxpayer:
Sun Devil Properties, LLC
2235 Stowe Cir.
Naperville, IL 60564

Doc#: 2317306003 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2023 09:14 AM Pg: 1 of 4

Dec ID 20230601647997
ST/CO Stamp 1-479-890-640
City Stamp 0-530-142-928

THE GRANTORS Marys Lane, LLC, a Limited Liability Company formed under the laws of the state of Illinois, of Lombard, IL 60148 and Sun Devil Properties, LLC, a Limited Liability Company formed under the laws of the state of Illinois, of Naperville, IL 60564 for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND QUIT CLAIMS to Sun Devil Properties, LLC, a Limited Liability Company formed under the laws of the state of Illinois, of Naperville, IL 60564, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See attached legal description attached hereto as Exhibit "A" made a part hereof as though fully set forth.

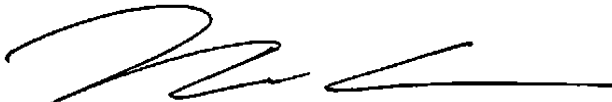
Subject to general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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 said premises in fee simple forever.


Permanent index number(s): 19-25-320-030-0000

Property address: 2954 West Columbus Ave., Chicago, IL 60652

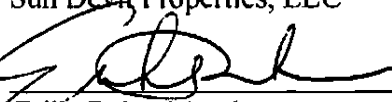
DATED this 16th day of June, 2023.



Michael Okoye, Authorized Agent
Marys Lane, LLC



James Baka, Member
Sun Devil Properties, LLC



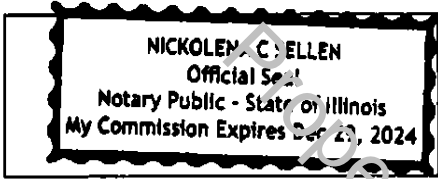
Erika Baka, Member
Sun Devil Properties, LLC

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QUIT CLAIM DEED

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(Illinois)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Okoye, Authorized Agent of Marys Lane, LLC and James Baka and Erika Baka, as Members of Sun Devil Properties, LLC



personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and the persons acknowledged that the persons signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 10th day of June, 2023.

Commission expires

Nickolen C. Ellen
Notary Public

COUNTY- ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, 35 ILCS 200/31-45, PROPERTY TAX CODE

DATE: 6/10/23
Buyer, Seller, or Representative:

James Baka
James Baka, Member of Sun Devil Properties, LLC
2235 Stowe Cir., Naperville, IL 60564

Erika Baka
Erika Baka, Member of Sun Devil Properties, LLC
2235 Stowe Cir., Naperville, IL 60564

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Brenda Murzyn , Attorney at Law
1300 Iroquois Drive, Suite 125
Naperville, IL 60563

REAL ESTATE TRANSFER TAX		20-Jun-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
19-25-320-030-0000 20230601647997 0-530-142-928		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		20-Jun-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-25-320-030-0000 20230601647997 1-479-890-640		

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STATEMENT BY GRANTOR AND GRANTEE

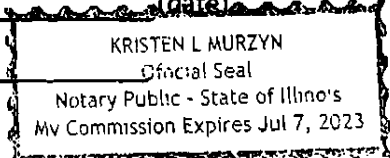
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: 6/16/23

Signature: [Handwritten Signature]
Grantor or Agent

Grantor or Agent

Subscribed and Sworn before me on 6/16/23 (date)
[Handwritten Signature]
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 and hold title to real estate under the laws of the State of Illinois.

Date: 6/16/23

Signature: [Handwritten Signature]
Grantor or Agent

Grantor or Agent

Subscribed and Sworn before me on 6/16/23 (date)
[Handwritten Signature]
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.

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LOT 30 IN BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 3, 4, 5 AND 6 OF WABASH ADDITION TO CHICAGO IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 19-25-320-030-0000

Property of Cook County Clerk's Office