

UNOFFICIAL COPY



Doc# 2319134023 Fee \$88.00
RHSP FEE:\$18.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 07/10/2023 04:10 PM PG: 1 OF 4

QUIT CLAIM DEED
LLC TO LLC

THE GRANTOR(S) PreFide, LLC an Illinois limited liability corporation, of the City of Chicago, County of Cook, State of IL for and in consideration of ten dollars 00/100, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Axert, LLC – 4374 Series, an Illinois limited liability corporation, whose address is 161 N. Clark St., Suite 1600, Chicago, IL 60601, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record. Private, public and utility easements, roads and highways. Party right walls and agreements, existing leases and tenancies, special taxes or assessment for, any confirmed special tax or assessment


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 25-28-205-036-0000 & 25-28-205-037-0000
Address(es) of Real Estate: 11946-11948 S. Perry Ave., Chicago, IL 60628



Dated this 20th day of June, 2023



PreFide, LLC
By: Mark A. Hopkins, Member

REAL ESTATE TRANSFER TAX		10-Jul-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-28-205-036-0000 | 20230101625477 | 0-307-519-184
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		10-Jul-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

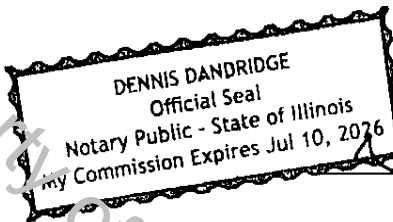
25-28-205-036-0000 | 20230101625477 | 0-186-506-960

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark A. Hopkins, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 20th day of June, 20 23.



[Handwritten Signature]

(Notary Public)

Prepared by:

Axert, LLC
161 N. Clark Street
Suite 1600
Chicago, IL 60601

Mail to:

Axert, LLC
161 N. Clark Street, Suite 1600
Chicago, IL 60601

Name and Address of Taxpayer:

Axert, LLC - 4734 Series
161 N. Clark Street, Suite 1600
Chicago, IL 60601

Exempt under 35 ILCS 200/31-45 paragraph (e) Section 4, Real Estate Transfer Act

Date: 6/20/23

[Handwritten Signature]

Signature of Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION – EXHIBIT A

LOT 225 AND THE NORTH 12.5 FEET OF LOT 224 IN BLOCK 3 IN YOUNG AND CLARKSON'S THIRD ADDITION TO KENSINGTON, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 13.565 FEET) OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLNOIS.

Permanent Index Number: 25-28-205-036-0000 & 25-28-205-037-0000
Commonly known as: 11946-11948 S. Perry Ave., Chicago, IL 60628

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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: 6 | 20 | 2023

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:

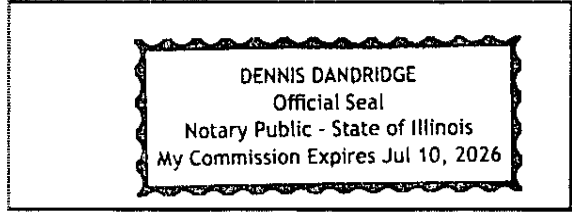
Dennis Dandridge

By the said (Name of Grantor): Mark A. Hopkins

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 20 | 2023

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: 6 | 20 | 2023

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:

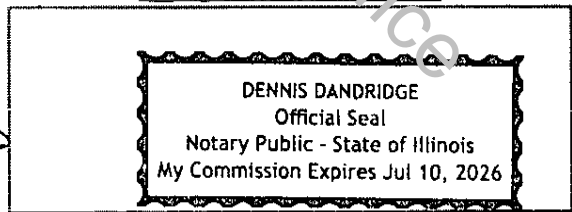
Dennis Dandridge

By the said (Name of Grantee): Mark A. Hopkins

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 20 | 2023

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)**