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Chicago Title Insurance Company
QUIT CLAIM DEED
ILLINOIS STATUTORY



23198334000

Doc# 2319833400 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/17/2023 03:32 PM PG: 1 OF 3

Property of Cook County Clerk's Office

THE GRANTOR, **J D M G, Inc., an Illinois corporation**, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS in hand paid, and for other good and valuable consideration, CONVEYS and QUIT CLAIMS to **E Z B M, Inc., an Illinois corporation** (GRANTEE'S ADDRESS) 1416 North Western Avenue, Chicago, Illinois 60622, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

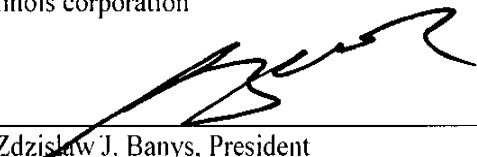
LOT 24 IN BLOCK 5 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS


SUBJECT TO: Covenants, conditions and restrictions of record, including, General taxes billed or accrued but not paid and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2023.



Permanent Real Estate Index Number: 17-06-409-025-0000
Address of Real Estate: 1066 North Hermitage Avenue
Chicago, Illinois 60622

Dated this 7th day of July 2023

J D M G, Inc.
an Illinois corporation

By: 
Zdzislaw J. Banys, President

REAL ESTATE TRANSFER TAX		17-Jul-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		17-Jul-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-06-409-025-0000 | 20230701666525 | 1-131-004-368

17-06-409-025-0000 | 20230701666525 | 0-743-743-952

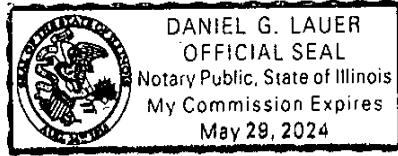
* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Zdzislaw J. Banys, President of J D M G, Inc., appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of July 2023



[Signature] (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH

(e)(4) SECTION 31-45;
REAL ESTATE TRANSFER TAX LAW
DATE: July 7 2023

[Signature]
Signature of Buyer, Seller or Representative

<i>Prepared By:</i>	<i>Mail To:</i>	<i>Name & Address of Taxpayer:</i>
Daniel G. Lauer, Esq. 1424 West Division Street Chicago, Illinois 60642	Daniel G. Lauer, Esq. 1424 West Division Street Chicago, Illinois 60642	E Z B M, Inc. 1416 North Western Avenue Chicago, Illinois 60622

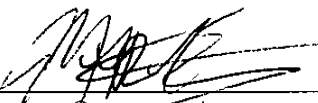
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STATEMENT BY GRANTOR AND GRANTEE

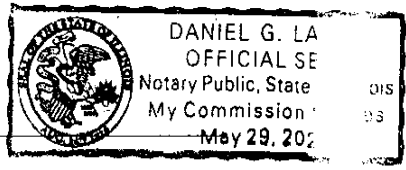
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 10th, 2023,

Signature 
Grantor or Agent


SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Marcelo Elias
THIS 10th DAY OF July, 2023.

NOTARY PUBLIC 




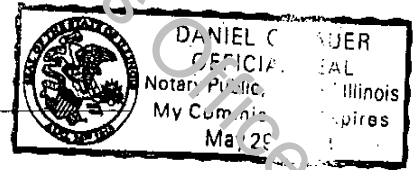
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated July 10th, 2023,

Signature 
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Marcelo Elias
THIS 10th DAY OF July, 2023.

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 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 Section 4 of the Illinois Real Estate Transfer Tax Act.]