

# UNOFFICIAL COPY

## QUIT CLAIM DEED (Illinois)

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

Name & address of taxpayer:  
TFK Properties, LLC  
47 West Polk St., Suite 100#242  
Chicago, Illinois 60605

Doc#: 2321233054 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/31/2023 09:46 AM Pg: 1 of 3

Dec ID 20230701685618  
ST/CO Stamp 1-806-846-416  
City Stamp 1-254-640-080

THE GRANTOR **BARBARA J. CASE**, as SUCCESSOR TRUSTEE of the Thomas F. Kelly Jr. Declaration of Trust dated 11-23-99, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND QUIT CLAIMS to **TEK PROPERTIES, LLC**, a Limited Liability Company formed under the laws of the State of Illinois, of 47 West Polk St., Suite 100 #242, Chicago, Illinois, 60605, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 2 (EXCEPT THE NORTH 1 FOOT) AND THE NORTH 15 FEET OF LOT 1 IN BLK 19 IN CANAL TRUSTEES SUBDIVISION OF LOTS IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14.

*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): 17-15-306-021-0000

Property address: 906 SOUTH WABASH AVENUE, CHICAGO, ILLINOIS 60605

DATED this 14<sup>th</sup> day of MARCH, 2022.

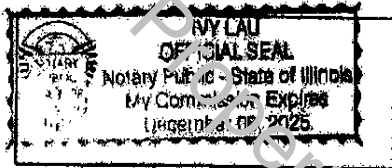
  
\_\_\_\_\_  
BARBARA J. CASE, as SUCCESSOR TRUSTEE

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## QUIT CLAIM DEED (Illinois)

**APPROVED AS TO FORM ONLY.** This instrument was prepared based solely on information provided by one or more of the parties. No examination of title or abstract was performed by the preparer of this Deed.

State of ILLINOIS, County of COOK as I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **BARBARA J. CASE**, as **SUCCESSOR TRUSTEE**

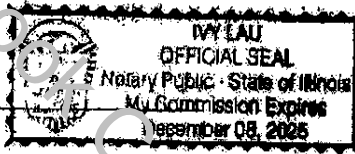


personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and the person acknowledged that the person signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 14 day of March, 2020

Commission expires Dec 08, 2025

[Signature]  
Notary Public



COUNTY-ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH E, 35 ILCS 200/31-45, PROPERTY TAX CODE.

DATE: 03/14/2020  
Buyer, Seller, or Representative:

[Signature]  
**BARBARA J. CASE, SUCCESSOR TRUSTEE**  
47 West Polk St., Suite 10J #742  
Chicago, Illinois 60605

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		28-Jul-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*
17-15-306-021-0000   20230701685618   1-254-640-080		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		28-Jul-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-15-306-021-0000   20230701685618   1-806-846-416		

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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: March 14, 2023

Signature: [Handwritten Signature]  
Grantor or Agent

\_\_\_\_\_  
Grantor or Agent

Subscribed and Sworn before me on March 14, 2023 (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.

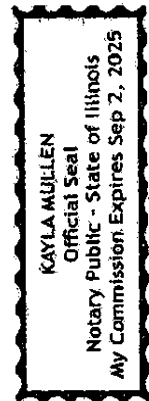
Date: March 14, 2023

Signature: [Handwritten Signature]  
Grantor or Agent

\_\_\_\_\_  
Grantor or Agent

Subscribed and Sworn before me on March 14, 2023 (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.