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Doc# 2321434048 Fee \$88.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 08/02/2023 03:18 PM PG: 1 OF 3

Chicago Title Insurance Company QUIT CLAIM DEED ILLINOIS STATUTORY

THE GRANTOR, J D M. J. an Illinois corporation, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 90/100 DOLLARS in hand paid, and for other good and valuable consideration, CONVEYS and QUIT CLAIMS & 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 collinois, to wit:

LOT 3 IN DRESSELHAU'S SUBDIVISION OF 1 ACRE NORTH OF AND ADJOINING THE SOUTHWEST 1/4 ACRES OF BLOCK 23-7% CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTY, 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 Clart's Office 2023.

Permanent Real Estate Index Number: 17-05-322-027-0000

Address of Real Estate: 1518 West Fry Street Chicago, Illinois 60622

Dated this 7th day of July 2023

JDMG, Inc.

an Illinois corporation

Zdzislaw J. Banys, President

REAL ESTATE TRANSFER TAX 01-Aug-2023 0.00 CHICAGO: 0.00 CTA: 0.00 * TOTAL:

17-05-322-027-0000 | 20230701666513 | 0-201-828-816

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

F	REAL ESTATE	EAL ESTATE TRANSFER TAX		
_			COUNTY	0.00
			ILLINOIS:	0.00
			TOTAL:	0.00
_	17-05-322-027-0000		20230701666513	0-703-162-832

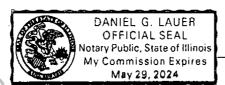
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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

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



(Notary Public)

	May 29, 2024	EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 31-45, REAL ESTATE TRANSFER TAX LAW DATE:
Prepared By: Daniel G. Lauer, Esq. 1424 West Division Street	Mail To: Daniel G. Lauer, Esq. 1424 West Division Street	Name & Address of Taxpayer: E Z B M, Inc. 1416 North Western Avenue
Chicago, Illinois 60642	Chicago, Illinois 60642	Chicago, Illinois o0522

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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 SA'D AND SWORN TO BEFORE

THIS 10th DAY OF July, 2023.

NOTARY PUBLIC

DANIEL G. LAUER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
May 29, 2024

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 Marcus Elias THIS 10th DAY OF July, 2023.

NOTARY PUBLIC

DANIEL G. LAUER
OFFICIAL SLAL
Notary Public, State J. Minois
My Commission Expires
May 29, 2024

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.]