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Chicago Title Insurance Company

QUIT CLAIM DEED
ILLINOIS STATUTORY



2321622000

Doc# 2321622000 Fee \$88.00

SHSP FEE: \$18.00 RPRF FEE: \$1.00

MAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/04/2023 11:44 AM PG: 1 OF 3

THE GRANTOR(S), MARSHALL SQUARED LLC, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, Convey(s) and Quit Claim to City Apartments LLC, 4020 W Glenlake Ave, Chicago, IL 60646 of the County of Cook, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 26 IN BLOCK 15 IN WALKER'S DOUGLAS PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT RAILROAD LANDS) OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: to all covenants, conditions and restrictions of record; any and all City of Chicago building court cases, fines, and/or fees, private, public and utility easements and roads or highways; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; tax installments not due at the date hereof of, any special tax or assessment for improvements heretofore completed; any and all general taxes and any and all subsequent years including taxes which may accrue by reason of new or additional improvements.

Permanent Real Estate Index Number(s): 16-24-423-026-0000

Address of Real Estate: 2658 W 21ST PLACE, CHICAGO, IL 60608

Dated this 24th day of July, 2023

MARSHALL SQUARED LLC


SHOIB HASAN, MEMBER


SHAHID AHMED SHARIF

REAL ESTATE TRANSFER TAX

04-Aug-2023



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

16-24-423-026-0000 | 20230801689996 | 0-156-244-432

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

REAL ESTATE TRANSFER TAX

04-Aug-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

16-24-423-026-0000

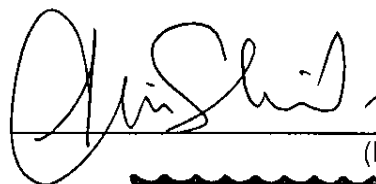
| 20230801689996 | 0-263-264-720

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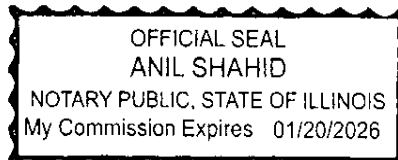
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SHOIB HASAN, as a member of MARSHALL SQUARED LLC, personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as a 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 24th day of July, 2023



(Notary Public)



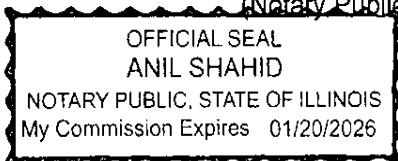
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SHAHID AHMED SHARIF, as a member of MARSHALL SQUARED LLC, personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as a 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 24th day of July, 2023



(Notary Public)



Prepared By:

LAW OFFICE OF CHARELS GOODBAR
2532 W WARREN BLVD
CHICAGO, IL 60612

Mail To:

CITY APARTMENTS LLC
4020 GLENLAKE
CHICAGO, IL 60646

Name and Address of Taxpayer:

CITY APARTMENTS LLC
4020 GLENLAKE
CHICAGO, IL 60646

Property of Cook County Clerk's Office

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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: 7TH | JULY | 23

SIGNATURE:
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

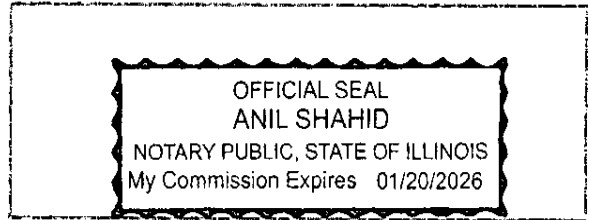
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): SHOIB HASAN

On this date of: 7TH | JULY | 23

NOTARY SIGNATURE:

AFFIX NOTARY STAMP BELOW



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: 7TH | JULY | 23

SIGNATURE:
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

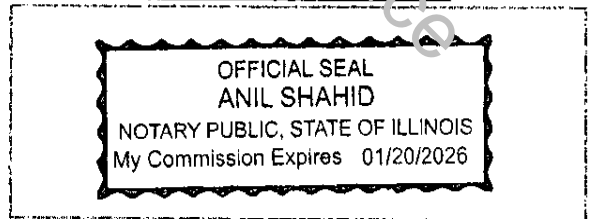
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): IMTIAZ A JABBAR

On this date of: 7TH | JULY | 23

NOTARY SIGNATURE:

AFFIX NOTARY STAMP BELOW



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)