

# UNOFFICIAL COPY

Doc#: 2322206185 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/10/2023 10:29 AM Pg: 1 of 4

## QUIT CLAIM DEED Quit Claim Deed-Illinois

Dec ID 20230801689719  
ST/CO Stamp 0-365-324-752

MAIL TO:

Park Forest Properties, LLC  
5713 N. Rogers Ave.  
Chicago, IL 60646

NAME & ADDRESS OF TAXPAYER:

Park Forest Properties, LLC  
5713 N. Rogers Ave.  
Chicago, IL 60646

THE GRANTOR(S) **SECURITY FIRST FINANCIAL CORPORATION**, an Illinois Corporation, in good standing, duly created, organized and existing under, and by virtue of the laws of the state of Illinois, having its principal office in the City of Northbrook, County of Cook, State of Illinois, for and in consideration of TEN and No/100's ----(\$10.00)----DOLLARS and other good and valuable considerations in hand paid.

Conveys and Quit Claims to: **PARK FOREST PROPERTIES LLC** an Illinois limited liability company of 5713 N. Rogers Ave. Chicago, IL. 60646  
all interest in the following described Real Estate situated in the County of: Cook, in the State of Illinois to wit:

[See Legal Attached]

Subject to: general real estate taxes not due and payable at time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to present usage of the premises; public and utility easements which serve the premises.

Permanent Index Number(s) 31-26-206-002-0000

Property Address: 329 Waldman St. Park Forest, IL 60466



DATED this 14<sup>th</sup> day of July 2023

**SECURITY FIRSY FINANCIAL CORPORATION**

**EXEMPTION APPROVED**

*Shaile C. McNamee*  
VILLAGE CLERK  
VILLAGE OF PARK FOREST

*Jatinder Wadhwa*  
\_\_\_\_\_  
(SEAL)  
JATINDER WADHWA, President

REAL ESTATE TRANSFER TAX		02-Aug-2023	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
31-26-206-002-0000		20230801689719   0-365-324-752	

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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, DO HERBY CETIFY THAT JATINDER WADHWA personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and in his capacity as President and Authorized Officer of: **Security First Financial Corporation**, signed and delivered the said instrument as his 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 notarial seal, this 14<sup>th</sup> day of July, 2023.



*Scott B. Friedman*  
\_\_\_\_\_  
Notary Public

COUNTY - STATE

Tax exempt pursuant to Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

Date 07-14-2023 *Scott Friedman*  
Agent SCOTT FRIEDMAN

VILLAGE of PARK FOREST

Tax exempt pursuant to Paragraph 4, Section 98-201 of the Village of Park Forest Real Estate Transfer Ordinance.

07-14-2023 *Scott Friedman*  
Date AGENT SCOTT FRIEDMAN

NAME AND ADDRESS OF PREPARER:

Scott B. Friedman, Esq.  
250 Parkway Dr. #150  
Lincolnshire, IL 60069  
847-850-5343

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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 title to real estate under the laws of the State of Illinois.

Date: July 14, 2023

Signature: Jatinder Wadhwa

Subscribed and Sworn to Before Me by Said: Jatinder Wadhwa  
This 14th day of July 2023.

NOTARY PUBLIC

*Scott B Friedman*



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.

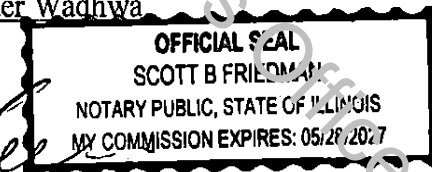
Date: July 14, 2023

Signature: Jatinder Wadhwa

Subscribed and Sworn to Before Me by Said: Jatinder Wadhwa  
This 14th day of July 2023.

NOTARY PUBLIC

*Scott B Friedman*



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.

[Attached to deed of ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

# UNOFFICIAL COPY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PERMANENT INDEX NO.: 31-26-206-002-0000

LOT 2 IN BLOCK 38 IN VILLAGE OF PARK FOREST FIRST ADDITION TO WESTWOOD, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26 LYING SOUTH OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY (PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS) AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26 LYING SOUTH OF THE ELGIN, JOLIET AND EASTERN RAILROAD RIGHT OF WAY, ALSO PART OF SECTION 25, LYING SOUTH OF THE ELGIN, JOLIET AND EASTERN RAILROAD RIGHT OF WAY, ALSO PART OF SECTION 25, LYING SOUTH OF ELGIN, JOLIET AND EASTERN RAILROAD RIGHT OF WAY, ALL IN TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE DEED THEREOF RECORDED JULY 01, 1955 AS DOCUMENT NUMBER 16226372 IN COOK COUNTY, ILLINOIS.

328 WALDMAN STREET,  
PARK FOREST IL 60486

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Property of Cook County Clerk's Office