

UNOFFICIAL COPY

Doc#: 2322913272 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/17/2023 01:13 PM Pg: 1 of 3

QUIT CLAIM DEED

Dec ID 20230801601216
ST/CO Stamp 2-006-025-680
City Stamp 0-754-861-520

MONTROSE ONE, LLC, an Illinois limited liability company, 1931 W. Montrose, Chicago, IL 60613 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said company, REMISE, RELEASE, ALIEN AND CONVEY unto **ANDREW YASSAN, a married man**, 4521 N. Keystone, Chicago, IL 60630 ("Grantee"), all the following described real estate the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 24 IN BLOCK 12 IN JOHN MILLER'S IRVING PARK ADDITION IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-15-231-011-0000

Address of Real Estate: 4523 N. Keystone, Chicago, IL 60630

THIS IS NOT HOMESTEAD PROPERTY

Exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Act.

By: 

Date: 8-4-23

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Dated: 8-4-23

Montrose One, LLC
An Illinois limited liability company

By: 
Nicholas Yassan, Manager

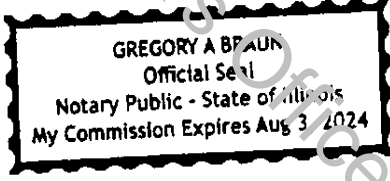
STATE OF ILLINOIS)
 SS)
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT, **Nicholas Yassan, Manager of Montrose One, LLC**, an Illinois limited liability company, 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 severally acknowledged that he signed and delivered that said instrument, as his free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and under this seal this 4th day of August, 2023

Notary Public

Commission expires: _____

Name and Address of Taxpayer and
Return to after recording:
Andrew Yassan
4521 N. Keystone
Chicago, IL 60630



Prepared By:
Gregory A. Braun, Esq., Braun and Rich, PC, 4301 N. Damen, Chicago, IL 60618

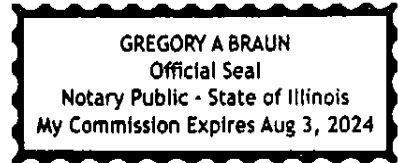
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed, assignment of beneficial interest in a land trust, is 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.

Dated: 8-4-23

Signature [Signature]
Grantor or Agent



SUBSCRIBED AND SWORN TO BEFORE ME THIS

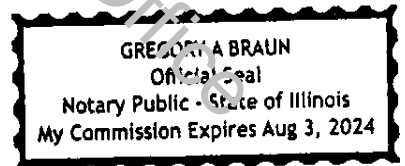
4 DAY OF August, 2023

[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, 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: 8-4-23

Signature [Signature]
Grantee or Agent



SUBSCRIBED AND SWORN TO BEFORE ME THIS

4 DAY OF August, 2023

[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.