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Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY



2323634022D

Doc# 2323634022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/24/2023 11:13 AM PG: 1 OF 3

THE GRANTOR(S), Jose Luis Velazquez, single person, of the City of Markham, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to Tricolor LLC, 16347 Oxford Drive (GRANTEE'S ADDRESS) 3110 West 55th Street, Chicago, Illinois 60632 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 55 IN BLOCK 1 IN CANTERBURY GARDENS UNIT NO. 3 A RESUBDIVISION OF PART OF CANTERBURY GARDENS UNIT 2, A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2022 hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 28-24-422-019-0000

Address(es) of Real Estate: 16347 Oxford Drive, Markham, Illinois 60428

Dated this 24th day of September 2023

Jose Luis Velazquez

28-24-422-019-000



CITY OF MARKHAM
Real Estate Exempt Transfer Stamps

Date 08-17-2023

\$ 50.00

0420

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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 Jose Luis Velazquez, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 September, 2022

[Signature] (Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW
DATE: 9-24-22

[Signature]
Signature of Buyer, Seller or Representative

Prepared By: Luis Martinez - Attorney at Law
4111 West 63rd Street
Chicago, Illinois 60629-5007

Mail To:
Tricolor LLC, 16347 Oxford Drive
3110 West 55th Street
Chicago, Illinois 60632

Name & Address of Taxpayer:
Tricolor LLC, 16347 Oxford Drive
16347 Oxford Drive
Markham, Illinois 60426

REAL ESTATE TRANSFER TAX		24-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
28-24-422-019-0000		20230801607693 0-384-374-224

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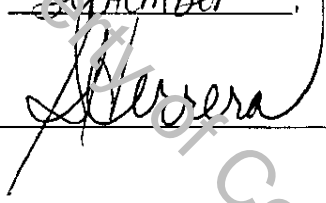
STATEMENT BY GRANTOR AND GRANTEE

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 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.

Dated September 24, 2022

Signature 
Grantor or Agent

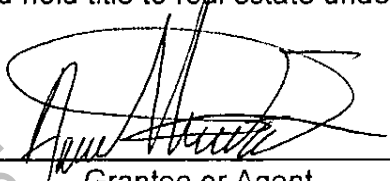
SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 24th DAY OF September 2022.

NOTARY PUBLIC 

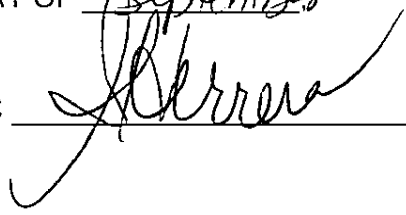


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated September 24, 2022

Signature 
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 24th DAY OF September 2022.

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 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.]