

FIRST AMERICAN TITLE
FILE # 3164925

Doc#: 2324213502 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2023 03:23 PM Pg: 1 of 4

Dec ID 20230801607633
ST/CO Stamp 0-161-068-496
City Stamp 0-388-683-216

QUIT CLAIM DEED

**IN THE OFFICE OF THE
RECORDER OF DEEDS
OF COOK COUNTY,
ILLINOIS**

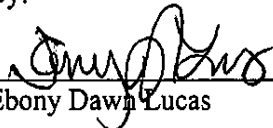
THE GRANTOR, **649 E Groveland Park, LLC**, , a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the state of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, **CONVEYS and QUIT CLAIMS to Peace of Mind Properties, LLC an Illinois Limited Liability Company**, the following property to wit:

Commonly known as: 5839 S. Calumet Ave., Unit 1S, Chicago, IL 60637

PERMANENT INDEX NUMBERS: 20-15-124-035-1302

Groveland Park, LLC

By:


Ebony Dawn Lucas

08/24/2023
Date

UNOFFICIAL COPY

Georgia
STATE OF ~~ILLINOIS~~, COUNTY OF Cobb SS

I, _____ the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Ebony Dawn Lucas, personally known to me to be the manager of Groveland Park, LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Ebony Dawn Lucas signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 24 day of Aug, 2023

Diane M Henderson
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 01/10/2027

[Signature]
Notary Public

PREPARED BY:
The Closing Firm LLC
641 E. Pershing Rd., Ste E
Chicago, IL 60653

SEND TAX BILLS TO:
Peace of Mind Properties, LLC
641 E Pershing Rd, Ste E
Chicago IL 60653

~~Buyer, Seller or Representative _____
Date _____
Property Tax Code _____
Paragraph _____, Section 31-45
Exempt under provision of _____~~

Exempt under provision of
Paragraph E, Section 31-45
Property Tax Code.
8-29-23
Date [Signature] as agent
Buyer, Seller or Representative

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Exhibit "A" – Legal Description

PARCEL 1:

UNIT 1S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 5837-39 SOUTH CALUMET CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0427919116, AS MAY BE AMENDED FROM TIME TO TIME, IN LOTS 33 AND 34 IN BLOCK 1 IN FALLANSEE'S SUBDIVISION OF LOTS 17, 18, 21, 22, 23 AND 24 IN NEWHALL, LARNED AND WOADBRIDGE'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-10, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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: 8 | 29 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

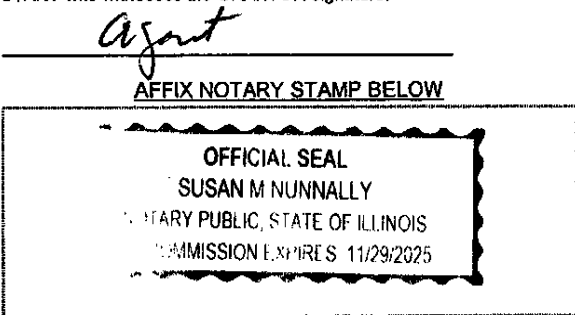
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Agent

On this date of: 8 | 29 | 2023

NOTARY SIGNATURE: [Signature]



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: 8 | 29 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

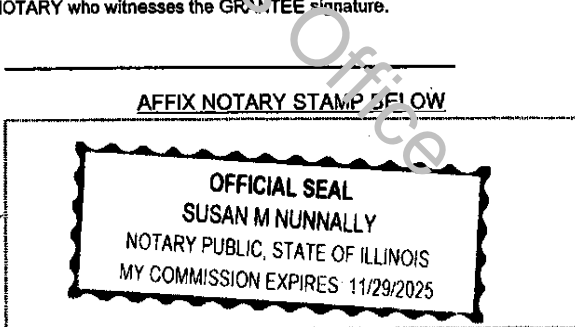
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): Agent

On this date of: 8 | 29 | 2023

NOTARY SIGNATURE: [Signature]



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))