

UNOFFICIAL COPY

Quit Claim DEED ILLINOIS STATUTORY

Mail To:

Madden, Jiganti, Moore & Sinars LLP
Graham Conatser
190 S. LaSalle St., Suite 1700
Chicago, IL 60603

Name & Address of Taxpayer:

Laurence Milstein
4335 N. Winchester Ave.,
Chicago, IL 60613



Doc# 2326334046 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/20/2023 02:36 PM PG: 1 OF 5

THE GRANTOR, 4335 N. WINCHESTER, LLC, an Illinois limited liability company, whose address is 190 S. LaSalle St., Suite 1700, Chicago, Illinois 60603, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claims to LAURENCE R. MILSTEIN and HEATHER E. MILSTEIN, husband and wife, as Tenants by the entirety, of 4335 N. Winchester Ave., Chicago, IL 60613 all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTIONS ON EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record, general taxes not yet due and payable, included taxes which may accrue by reason of new or additional improvements during the years.

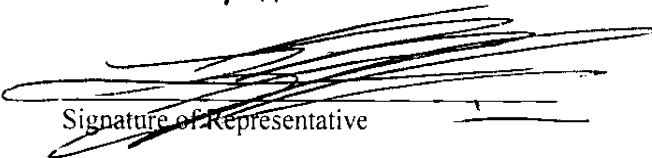
Grantor(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

ADDRESS: 4335 N. Winchester Ave., Chicago, IL 60613

PIN: 14-18-401-008-0000

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E)
SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW

DATE: 9/14/23


Signature of Representative

REAL ESTATE TRANSFER TAX

20-Sep-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-18-401-008-0000 | 20230901627733 | 1-664-204-240

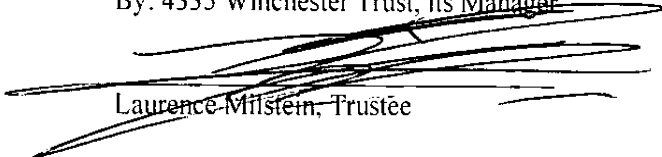
* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed as of this 14 day of September, 2023.

4335 N. Winchester, LLC, an Illinois limited liability company

By: 4335 Winchester Trust, its Manager

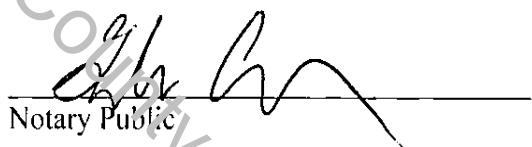

Laurence Milstein, Trustee

STATE OF ILLINOIS)
)
COUNTY OF COCK)

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT as Laurence Milstein, as Trustee of the 4335 Winchester Trust, which is the Manager of 4335 N. Winchester, LLC, 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 acknowledged that he signed, sealed 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 and notarial seal, this 14 day of September, 2023


Notary Public

Prepared By:

Madden, Jiganti, Moore & Sinars LLP
Graham Conatser
190 S. LaSalle St., Suite 1700
Chicago, IL 60603



UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 31, IN BLOCK 2, IN FOSTER MONTROSE BOULEVARD SUBDIVISION, A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO AND NORTH WESTERN RAILROAD RIGHT OF WAY, AND EXCEPTING THE STREETS HERETOFORE DEDICATED, IN COOK COUNTY, ILLINOIS

ADDRESS: 4335 N. Winchester Ave., Chicago, IL 60613

PIN: 14-18-401-008-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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.

Dated: 9/14/2023

Signature: _____

[Handwritten Signature]
Agent

Subscribed and sworn to before me by said Graham E. Conatser this 9/14/2023

Notary Public _____

[Handwritten Signature]



The grantee or his or her 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: 9/14/2023

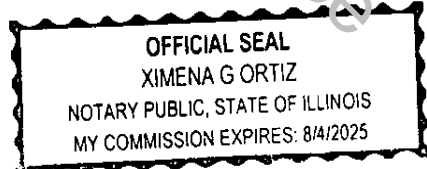
Signature: _____

[Handwritten Signature]
Agent

Subscribed and sworn to before me by said Graham E. Conatser this 9/14/2023

Notary Public _____

[Handwritten Signature]





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 to be recorded in Cook County, Illinois, if exempt under the provisions of Paragraph E, Section 31-45 of the Illinois Property Tax Code.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		20-Sep-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-18-401-008-0000 20230901627733 0-316-833-232		