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Doc#: 2326446179 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2023 03:57 PM Pg: 1 of 3

Dec ID 20230901631487
ST/CO Stamp 1-715-797-456
City Stamp 1-265-434-064

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

A. Imran Khan
1000 N. Milwaukee Ave.
Suite 100
Chicago, IL 60642

NAME & ADDRESS OF TAXPAYER:

3119 S Shields LLC
65 E Monroe St, Unit 4216
Chicago, IL 60603

THE GRANTOR Atul Talwar, a single man

of the City of Chicago, of the Cook County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEYS AND QUIT CLAIMS TO

3119 S Shields LLC, an Illinois Limited Liability Company

of the Cook County and the State of Illinois, all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:

Lot 13 in the Subdivision of Block 1 in the Subdivision of Block 4 in of Canal Trustee's Subdivision of Section 33, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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


TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,

Permanent Index Number(s): 17-33-201-006-0000



Property Address: 3119 S Shields, Chicago, IL 60616

Dated this 19th day of September, 2023


Atul Talwar

REAL ESTATE TRANSFER TAX		21-Sep-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-33-201-006-0000 | 20230901631487 | 1-265-434-064
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Sep-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-33-201-006-0000 | 20230901631487 | 1-715-797-456

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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: 09/19/23SIGNATURE: 
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:

Elena GalloBy the said (Name of Grantor): Arun TalwarOn this date of: 09/19/23NOTARY SIGNATURE: 

AFFIX NOTARY STAMP BELOW



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: 09/19/23SIGNATURE: 
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:

Elena GalloBy the said (Name of Grantee): 3119 S Shields LLCOn this date of: 09/19/23NOTARY SIGNATURE: 

AFFIX NOTARY STAMP BELOW



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)**

rev. on 10.17.2016