UNOFFICIAL CO

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

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

THE GRANTOR Atul Talwar, a single men

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, CON\ EYS 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 for ever,

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

Property Address: 3119 S Shields, Chicago, IL 60616

Dated this 19th day of September , 2023

REAL ESTATE TRANSFER TAX 21-Sep-202 CHICAGO: CTA: TOTAL:

Il Salwors 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

20230901631487 | 1-715-797-456

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Atul Talwar 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

day of September , 2023

Notary Public

My commission expires en

11/07/2026

IMPRESS SEAL HERE OFFICIAL SEAL **ELENA GALLO** NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 11/07/2026

If Grantor is also Grantee you may want to stike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

A. Imran Khan

ARK Attorneys, LLC

A. Imran Khan

1000 N. Milwaukee Ave.

Suite 100

Chicago, IL 60642

clea.
Cook County Cleart's Office EXEMPT UNDER PROVISIONS OF PARAGRAPH X SECTION 31-45, PROPERTY, TAX CODE.

09/19/2023

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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 a person and authorized to do business or acquire and hold title to real estate under the Dows of the State of Illippis

as a person and authorized to do business of acquire and noid th	tile to real estate under the laws of the state of illinois.
DATED: 09/19/23	SIGNATURE:
	GRANTOR or AGENT
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.	
Subscribed and swo n % before me, Name of Notary Public:	Elena Gallo
By the said (Name of Grantor): F(U) Talwar	AFFIX NOTARY STAMP BELOW
On this date of: 09/19/23	OFFICIAL SEAL ELENA GALLO
NOTARY SIGNATURE:	NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 11/07/2026
0/	

GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the nan e 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.

09/19/23 DATED: SIGNATURE: GRANTEE or AGENT

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

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

By the said (Name of Grantee): 3119 S Shields LLC

09/19/29 On this date of:

NOTARY SIGNATURE:

AFFIX NOTARY STAM? SELOW OFFICIAL SEAL **ELENA GALLO** NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 11/07/2026

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)