

UNOFFICIAL COPY

EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH (e) OF SECTION 31-45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW AND PARAGRAPH (e) OF SECTION 4 OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

Frank Borges
Date Buyer, Seller or Representative

Doc#. 2326933537 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/26/2023 03:51 PM Pg: 1 of 4

Dec ID 20230801611877

City Stamp 1-270-234-576

QUIT CLAIM DEED

THE GRANTOR, **FRANK BORGES and MARCELLA GUZMAN, husband and wife,** of the City of Park Ridge, County of Cook, State of Illinois

for and in consideration of Ten and no/100 Dollars and other good and valuable consideration, in hand paid, and pursuant to authorization given by the Board of Directors CONVEYS and QUIT CLAIMS to **RIDGE MANAGEMENT LLC, FULLERTON, a Series of RIDGE MANAGEMENT LLC, an Illinois limited liability company** the following described real estate in the County of Cook and State of Illinois, to wit:

TO HAVE AND TO HOLD said premises, forever.

PIN: 13-26-429-033-0000

COMMONLY KNOWN AS: 3236-38 W. FULLERTON, CHICAGO, IL 60647

DATED this 24th day of August, 2023

Frank Borges
FRANK BORGES

Marcella Guzman
MARCELLA GUZMAN

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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 **FRANK BORGES and MARCELLA GUZMAN**, are personally known to me to the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary act for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this ^{24th} day of ^{August} July, 2023.

Notary Public

STEVEN B. LEVIT
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Oct 20, 2024

My commission expires:

This Instrument Prepared by:

STEVEN B. LEVIT
LEVIT AND LIPSHUTZ, LTD.
1120 W. BELMONT
CHICAGO, IL 60657

Send Subsequent Tax Bills to:

RIDGE MANAGEMENT LLC, FULLERTON
930 ELM ST.
Park Ridge IL 60068

MAIL TO:

REAL ESTATE TRANSFER TAX	19-Sep-2023
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



STEVEN B. LEVIT
LEVIT AND LIPSHUTZ, LTD.
1120 W. BELMONT
CHICAGO, IL 60657

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* Total does not include any applicable penalty or interest due

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LEGAL DESCRIPTION RIDER

THE WEST 5 FEET OF LOT 4, ALL OF LOT 5 AND THE EAST 3.5 FEET OF THE SOUTH 41 FEET OF LOT 6 IN THE RESUBDIVISION OF LOTS 1, 2, 3, 4, AND 5 IN P. GUNDERSON'S SUBDIVISION OF LOTS 28, 29 AND 30 IN BLOCK 7 AND OF LOT 27 AND THE WEST 8 FEET OF LOT 26 IN SAID BLOCK 7 ALL IN HITT AND OTHERS SUBDIVISION OF 39 ACRES ON THE EAST SIDE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-26-429-033-0000

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Property of Cook County Clerk's Office

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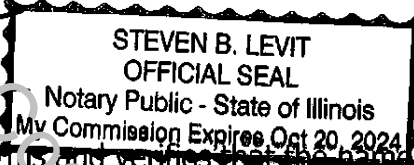
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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: July Aug 24, 2023

[Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Grantor this 24th day of August, 2023.


Notary [Signature] 

The grantee or his/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: July Aug 24, 2023

[Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee this 24th day of August, 2023.

Notary [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 or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)