

UNOFFICIAL COPY

QUIT CLAIM DEED

Doc#. 2327145105 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/28/2023 02:33 PM Pg: 1 of 3

PREPARED BY AND MAIL THE RECORDED DEED TO:

David A. Pestell
Hardt, Stern & Kayne, P.C.
2610 Lake Cook Road, Suite 200
Riverwoods, Illinois 60015

Dec ID 20230901624543
ST/CO Stamp 0-111-199-184
City Stamp 0-670-876-624

SEND SUBSEQUENT TAX BILL TO:

4900 MILWAUKEE LLC
4725 W. Lawrence Avenue
Chicago, Illinois 60630

THE GRANTOR, ATHANASIOS LOUKAS, a single man, of 645 N. Kingsbury, Unit 2602, Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to 4900 MILWAUKEE LLC, an Illinois 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, the following described real estate situated in Cook County, State of Illinois, and legally described as:

LOT 6 IN BLOCK 46 IN JEFFERSON IN THE WEST HALF OF FRACTIONAL SECTION 9, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 4906-08 N. Milwaukee Ave., Chicago, Illinois 60630

Permanent Real Estate Index Number: 13-09-322-030-0000 and 13-09-322-031-0000

NOT HOMESTEAD PROPERTY

DATED this 22 day of August, 2023.

Athanasios Loukas
ATHANASIOS LOUKAS

This transaction is exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 (E)

Athanasios Loukas
ATHANASIOS LOUKAS, Grantor

8/22/23

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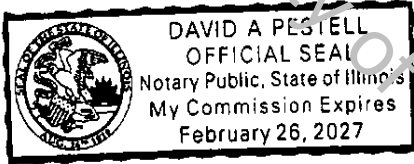
STATE OF ILLINOIS)
) ss.
COUNTY OF Lake)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that Athanasios Loukas, 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 and the free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and official seal, this 22 day of August 22, 2023.



Notary Public



Property of Cook County Clerk's Office

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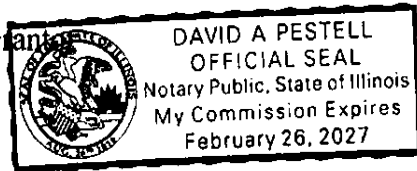
STATEMENT BY GRANTOR AND GRANTEE

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

Thomas Fuchs
Grantor or Agent

Dated August 22, 2023.

SUBSCRIBED and SWORN to before me by the said Grantor
this 22 day of August, 2023.



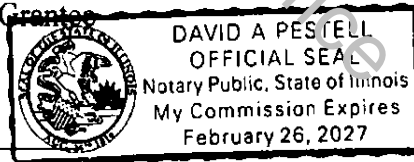
David A. Pestell
Notary Public

The grantee or his 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.

Thomas Fuchs
Grantee or Agent

Dated August 22, 2023.

SUBSCRIBED and SWORN to before me by the said Grantee
this 22 day of August, 2023.



David A. Pestell
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of the grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.