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QUIT CLAIM DEED

2327122012D

Doc# 2327122012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/28/2023 10:44 AM PG: 1 OF 2

WHEN RECORDED, MAIL TO: MED Holdings, LLC 1919 W. Melrose Chicago, Illinois 6065 7

SEND SUBSEQUENT TAX BILLS TO: MED Holdings, LLC 1919 W. Melrose

Chicago, Illinois 606547

GRANTOR, **Michael Podson**, a single man, of Chicago, Illinois, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to the GRANTEE, **MED Holdings**, **LLC**, an Illinois limited liability company, the following described real estate in the County of Cook, and the State of Illinois:

UNIT NUMBER 2100-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2100 N. CENTRAL PARK CONDOMINIUM, AS DELINATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENTS NUMBER 0531934068, IN SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 13-35-122-044-1003.

Property Address: 2100 N. Central Park Avanue, Unit 2S, Chicago, Illinois 60647.

THIS TRANSACTION IS FOR LESS THAN \$100.00 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) OF SECTION 4, OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

DATED this /9 day of September, 2023.

Michael Dodson

STATE OF ILLINOIS

COUNTY OF COOK

OFFICIAL SEAL
DÉMETRIOS ZAZAKIS
NOTARY L'UBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/27/2025

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that MICHAEL DODSON 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.

Given under my hand and notary seal, this _

May of September, 2023.

My commission expires

Notary-Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX		28-Sep-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-35-122-044-1003	20230901636666	1-478-411-216

SS

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

AL ESTATE	TRANSFER TAX		28-Sep-2023
O CONTRACTOR OF THE PARTY OF TH		COUNTY:	0.00
		ILLINOIS:	0.00
V.		TOTAL:	ባ በባ

13-35-122-044-1003 | 20230901636666 | 1-678-779-344

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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 Illiprois

20 DATED: SIGNATURE:X GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTQR signature Subscribed and sworn to be ore me, Name of Notary Public: By the said (Name of Grantor): AFFIX NOTARY STAMP BELOW OFFICIAL SEAL On this date of: **DEMETRIOS ZAZAKIS** NOTARY PUBLIC, STATE OF ILLINOIS NOTARY SIGNATURE: MY COMMISSION EXPIRES 12/27/16

GRANTEE SECTION

On this date of:

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, architecis 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: SIGNATURE: GRANTEE or AGEN

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:

By the said (Name of Grantee):

NOTARY SIGNATURE:

AFFIX NOTARY STAME PEROW

OFFICIAL SEAL DEMETRIOS ZAZAKIS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/27/2025

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