

UNOFFICIAL COPY

Doc#: 2327655250 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/03/2023 03:53 PM Pg: 1 of 4

Dec ID 20231001641041
ST/CO Stamp 1-008-296-912
City Stamp 0-450-683-856

File No: 302501-2

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, Illinois Bar No. 6305565, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

After Recording, Send to:

DUKE INVESTMENTS 3849, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
4855 N SPRINGFIELD AVE., UNIT 3, CHICAGO, IL 60625

Mail Tax Statements To: **DUKE INVESTMENTS 3849, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY: 771 BROADVIEW AVENUE, HIGHLAND PARK, IL 60035**

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Parcel Number: 13-11-323-030-1018

QUITCLAIM DEED

DUKE INVESTMENTS 4855, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ("Grantor"), of 771 BROADVIEW AVENUE, HIGHLAND PARK, IL 60035, for and in consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to DUKE INVESTMENTS 3849, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ("Grantee"), whose tax mailing address is 771 BROADVIEW AVENUE, HIGHLAND PARK, IL 60035, with quitclaim covenants, the following described real estate:

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UNIT 4855-3 IN SPRINGFIELD MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 20 AND 21 IN BLOCK 6 IN SPIKING'S ADDITION TO ALBANY PARK, A SUBDIVISION OF PART OF BLOCKS 4,5,6,7 AND 8 OF SPIKING'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0718022073, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS..

Property Address is: 4855 N SPRINGFIELD AVE., UNIT 3, CHICAGO, IL 60625

Prior deed recorded at Instrument No. 2130619008

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

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Executed by the undersigned on _____, 20____:

DUKE INVESTMENTS 4855, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

By: [Signature]

Name: DUKE WANG

Its: MANAGER

STATE OF Illinois
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT DUKE WANG as MANAGER on behalf of DUKE INVESTMENTS 4855, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, personally known to me or has produced Driver's License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of Sept, 2023.



[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: September 7th 2023

[Signature]
Buyer, Seller or Representative

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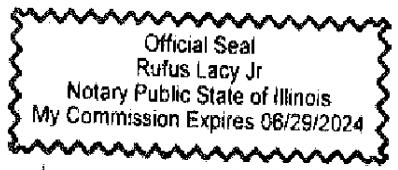
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 September 7th, 2023

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Duke Wanes
this 7th day of Sept
2023



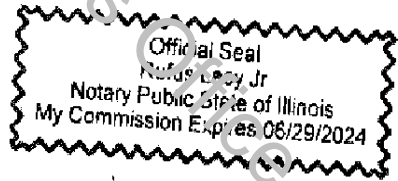
NOTARY PUBLIC [Signature]

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 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.

Date September 7th, 2023

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Duke Ward
This 7th day of Sept
2023



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)