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2328315042D

Quit Claim DEED ILLINOIS STATUTORY

Doc# 2328315042 Fee \$88.00

Mail To:

Madden, Jiganti, Moore & Sinars LLP
Graham Conatser
190 S. LaSalle St., Suite 1700
Chicago, IL 60603

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/10/2023 03:27 PM PG: 1 OF 4

Name & Address of Taxpayer:

Laurence Milstein
4335 N. Winchester Ave.,
Chicago, IL 60613

THE GRANTOR, LAURENCE R. MILSTEIN, as Trustee of the 4335 WINCHESTER TRUST dated May 23, 2018, whose address is 190 S. LaSalle St., Suite 1700, Chicago, Illinois 60603, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claims to LAURENCE R. MILSTEIN and HEATHER E. MILSTEIN, husband and wife, as Tenants by the entirety, of 4335 N. Winchester Ave., Chicago, IL 60613 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTIONS ON EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record, general taxes not yet due and payable, included taxes which may accrue by reason of new or additional improvements during the years.

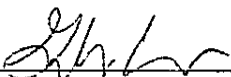
Grantor(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

ADDRESS: 4335 N. Winchester Ave., Chicago, IL 60613

PIN: 14-18-401-008-0000

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E)
SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW

DATE: 10/5/2023



Signature of Representative

REAL ESTATE TRANSFER TAX

10-Oct-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-18-401-008-0000

| 20231001646611 | 0-790-868-944

REAL ESTATE TRANSFER TAX

10-Oct-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

14-18-401-008-0000 | 20231001646611 | 0-449-426-38

* Total does not include any applicable penalty or interest due

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 31, IN BLOCK 2, IN FOSTER MONTROSE BOULEVARD SUBDIVISION, A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO AND NORTH WESTERN RAILROAD RIGHT OF WAY, AND EXCEPTING THE STREETS HERETOFORE DEDICATED, IN COOK COUNTY, ILLINOIS

ADDRESS: 4335 N. Winchester Ave., Chicago, IL 60613


PIN: 14-18-401-008-0000

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed as of this 2 day of October, 2023.

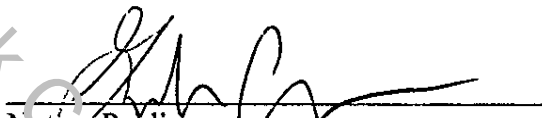
4335 Winchester Trust


Laurence Milstein, Trustee

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

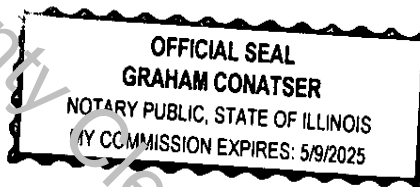
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT as Laurence Milstein, as Trustee of the 4335 Winchester Trust, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and 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 2 day of October, 2023


Notary Public

Prepared By:

Madden, Jiganti, Moore & Sinars LLP
Graham Conatser
190 S. LaSalle St., Suite 1700
Chicago, IL 60603



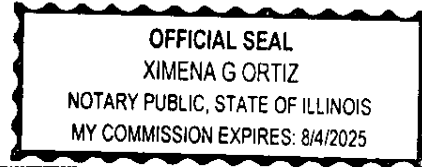
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or 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: 10/3/23 Signature: [Signature]
Agent

Subscribed and sworn to before me by said GRAHAM E. CONATSER this 3RD day of October 2023.

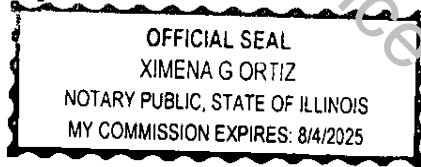


Notary Public [Signature]

The grantee or his or 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: 10/3/23 Signature: [Signature]
Agent

Subscribed and sworn to before me by said GRAHAM E. CONATSER this 3RD day of October 2023.



Notary Public [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 to be recorded in Cook County, Illinois, if exempt under the provisions of Paragraph E, Section 31-45 of the Illinois Property Tax Code.)