

UNOFFICIAL COPY



Doc# 2329022046 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/17/2023 02:56 PM PG: 1 OF 4

QUITCLAIM DEED

GRANTOR, SCOTT FELDMAN, widower (herein, "Grantor"), whose address is 22430 Woodland Lane, Frankfort, IL 60423, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEYS AND QUITCLAIMS** to **GRANTEE**, CSF PROPERTIES LLC, an Illinois limited liability company (herein, "Grantee"), whose address is 22430 Woodland Lane, Frankfort, IL 60423, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 8519 South Paulina Street, Chicago, IL 60620

7140 South Champlain Avenue, Chicago, IL 60619

Permanent Index Number: 20-31-421-010-0000

20-27-204-039-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 24 day of Nov, 2021.

When recorded return to:

DANIEL SICINA
TITLEVEST AGENCY, LLC
110 E 42ND STREET
10TH FLOOR
NEW YORK, NY 10017

Send subsequent tax bills to:

CSF PROPERTIES LLC
22430 WOODLAND LANE
FRANKFORT, IL 60423

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

REAL ESTATE TRANSFER TAX

17-Oct-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

20-31-421-010-0000

| 20230901638577 | 0-128-953-296

REAL ESTATE TRANSFER TAX

17-Oct-2023



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

20-31-421-010-0000 | 20230901638577 | 1-020-947-408

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

UNOFFICIAL COPY

GRANTOR

Scott Feldman

Scott Feldman

STATE OF ILLINOIS
COUNTY OF Will

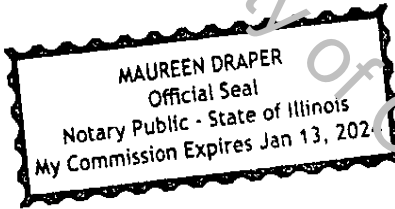
This instrument was acknowledged before me on 11-24-2023, by Scott Feldman.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: MAUREEN DRAPER

My commission expires: 1-13-2024



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 407.1-45(E) -
ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

meh BR

Signature of Buyer/Seller/Representative

11/15/2023

Date

UNOFFICIAL COPY

EXHIBIT A

[Legal Description]

LOT 2 IN BLOCK 2 IN RESUBDIVISION OF LOTS 12 TO 18 BOTH INCLUSIVE OF BLOCK 2 OF FRANK N. GAGE'S ADDITION TO ENGLEWOOD HEIGHTS, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 20 ACRES THEREOF) OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel: 20-31-421-010-0000

Property address: 8519 South Paulina Street, Chicago, IL 60620

This property is NOT the homestead real property of grantor.

LOT 65 IN WITHERILL'S SUBDIVISION OF BLOCK 2 IN NORTON'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel: 20-27-204-039-0000

Property address: 7140 South Champlain Avenue, Chicago, IL 60619

This property is NOT the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

UNOFFICIAL COPY

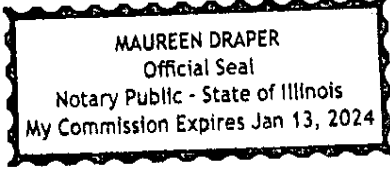
STATEMENT BY GRANTOR AND GRANTEE

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: 11-24-2021
STATE of ILLINOIS, County of: Will
Subscribed and sworn to before
me by the said SCOTT FELDMAN
this 24th day of NOV,
2021.

Signature: Scott Feldman
Grantor or Agent

Notary Public [Signature]



The grantee 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: 11-24-2021
STATE of Illinois, County of
Subscribed and sworn to before
me by the said CSE Properties LLC
this 24th day of NOV,
2021.

Signature: Scott Feldman
Grantee or Agent

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