

UNOFFICIAL COPY

Doc#. 2329133115 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/18/2023 10:42 AM Pg: 1 of 5

QUIT CLAIM D E E D

THE GRANTOR(S), Martin P. Murau, a married man, of the City of Chicago, State of Illinois, and Christian P. Murau, an unmarried man, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and QUIT CLAIM(S) to THE GRANTEE(S), C&M Property Managers LLC, an Illinois Limited Liability Company, the following described Real Estate:

Dec ID 20231001648026

City Stamp 1-947-544-528

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof

COMMONLY KNOWN AS: 2357 W. Ohio St., Chicago, IL 60612

PIN: 17-07-117-002-0000

situated in the County of Cook, State of Illinois. This is not a homestead property.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2022 and subsequent years.

DATED this 17 day of October, 2023

[Signatures to Follow]

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Christian Murau (SEAL)
Christian Murau

Michigan
STATE OF ~~ILLINOIS~~
COUNTY OF Washtenaw SS

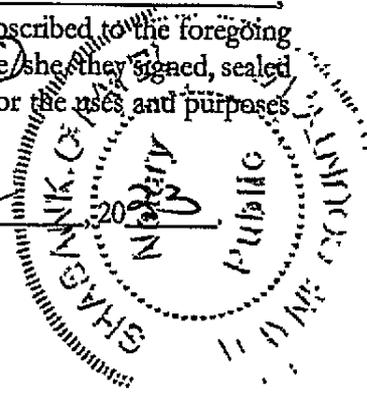
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

CHRISTIAN MURAU
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, 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.

WITNESS my hand and official seal this 9th day of October, 2023

Shasank C. Patel
NOTARY PUBLIC

SHASANK C. PATEL
Notary Public, State of MI
County of Washtenaw
My Commission Exp: Mar 8, 2029



This instrument was prepared by*: Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

*This instrument was prepared without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

MAIL TO: SEND SUBSEQUENT TAX BILLS TO:
C&M Property Managers LLC C&M Property Managers LLC
2010 Hall Ave. 2010 Hall Ave.
Ann Arbor, MI 48104 Ann Arbor, MI 48104

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

10/10/2023
Dated Christian Murau
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		16-Oct-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-07-117-002-0000 | 20231001648026 | 1-947-544-528
* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

Mart P. Murau (SEAL)
Martin Murau

STATE OF Michigan
COUNTY OF Washtenaw SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

MARTIN MURAU

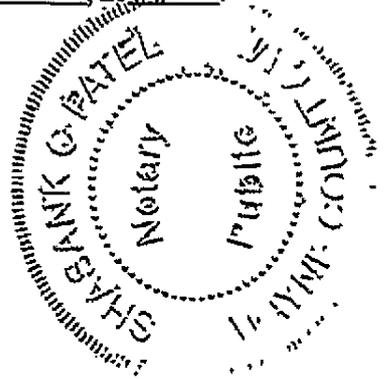
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 28th day of September, 2023.

Shasank C. Patel

NOTARY PUBLIC

SHASANK C. PATEL
Notary Public, State of MI
County of Wayne, acting in
County of Washtenaw
My Commission Exp: Mar 8, 2029



Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 10 | 10 | 2023

SIGNATURE: *[Signature]*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

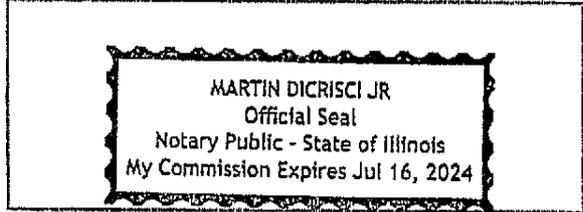
Subscribed and sworn to before me, Name of Notary Public: MARTIN DICRISCI JR.

By the said (Name of Grantor): CHRISTIAN P MURAU

On this date of: 10 | OCT | 2023.

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

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, 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 | 10 | 2023

SIGNATURE: *[Signature]*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

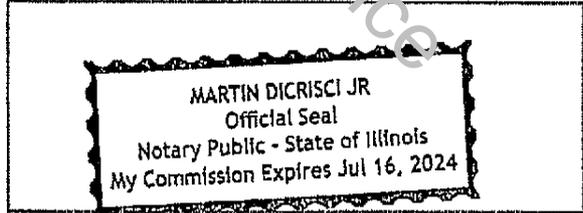
Subscribed and sworn to before me, Name of Notary Public: MARTIN DICRISCI JR.

By the said (Name of Grantee): CHRISTIAN P MURAU

On this date of: 10 | OCT | 2023.

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



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 **SECTION 4** of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

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EXHIBIT A
LEGAL DESCRIPTION

LOT 21 IN THE SUBDIVISION OF BLOCK 24 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office