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Doc# 2331815036 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/14/2023 02:01 PM PG: 1 OF 6

This Document was prepared by and after recording please return to:

Brown, Udell, Pomerantz and Delrahim, Ltd.
Glenn Udell
225 West Illinois Street, Suite 300
Chicago, Illinois 60654

QUIT CLAIM DEED

THE GRANTOR(S), BRADLEY LAZAR, with an address of 6957 N. Western Avenue, Unit 1, Chicago, Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND QUIT CLAIMS TO GRANTEE, MARSHA H. LAZAR, as Trustee of THE MARSHA H. LAZAR TRUST DATED JULY 19, 1990, with an address of 6957 N. Western Avenue, Unit 1, Chicago, Illinois, the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

PIN: 11-31-113-029-0000

Commonly known as: 6957 N. Western Avenue, Unit 1

Chicago, IL 60645

TO HAVE AND TO HOLD said premises forever.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

Dated this 7 day of July, 2023

X Bradley Lazar
Bradley Lazar


PROPER TITLE, LLC

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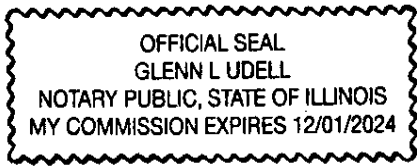
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Bradley Lazar, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument in the capacity above noted as his free and voluntary act, and as the free and voluntary act and deed of said persons, for the uses and purposes therein set forth.

Given under my hand and official seal this 7th of July, 2023.




Notary Public



EXEMPT UNDER THE PROVISIONS OF PARAGRAPH "E" SECTION 4, REAL ESTATE TRANSFER ACT

Dated 7-7-23



Signature of Grantee, Grantor or Representative

Send Subsequent Tax Bills to:
Marsha H. Lazar
6957 N. Western Avenue, Unit 1
Chicago, IL 60645

EXHIBIT A

LEGAL DESCRIPTION

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The following described property, situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

That part of the Northern 1/2 of Lots 5 to 11, both inclusive (except therefrom that part of Lots 8, 9, 10 and 11 taken for widening of North Western Avenue) in John Short's Subdivision of Lots 11, 12 and 13 in Block 4 in Keeney's Addition to Rogers Park, a Subdivision in the Northwest 1/4 of Section 31, Township 41 North, Range 14, East of the Third Principal Meridian. ALSO, a strip of land 10 feet wide formerly an alley lying West of and adjoining Lot 7 and East of and adjoining Lots 8, 9, 10 and 11 in John Short's Subdivision aforesaid; taken as a tract lying East of a line 31.19 feet West of the Northeast corner, as measured along the North line, said line being drawn at right angles to the North line thereof, all in Cook County, Illinois.

PARCEL 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth and defined in the Declaration of Easements recorded as Document No. 00632142 for ingress and egress, all in Cook County, Illinois.

PIN: 11-31-113-029-0066

Commonly known as: 6957 N. Western Avenue, Unit 1

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

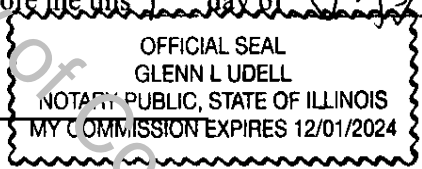
The **Grantor** or his Agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 July 7, 2023

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me this 7th day of JULY, 2023

[Signature]
Notary Public
My commission expires: _____



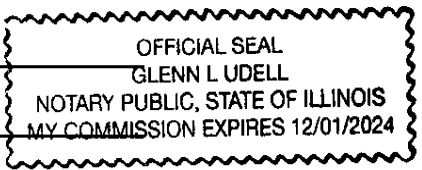
The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 July 7, 2023

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me this 7th day of JULY, 2023

[Signature]
Notary Public
My commission expires: _____



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.

(Attached 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 Tax Act.)

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REAL ESTATE TRANSFER TAX

13-Nov-2023



CHICAGO: 0.00
COCTA: 0.00
TOTAL: 0.00*

11-31-113-029-0000 | 20231001643560 | 0-414-775-248

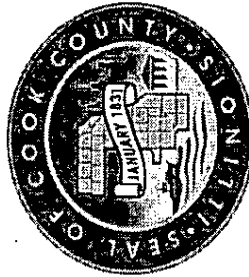
* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

13-Nov-2023



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

11-31-113-029-0000

20231001643560

2-076-014-544

Property of Cook County Clerk's Office