

# UNOFFICIAL COPY

Doc#: 2332406341 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/20/2023 02:01 PM Pg: 1 of 3

JT-23-2928  
**QUIT CLAIM DEED  
INDIVIDUAL TO LLC**

**This instrument prepared by:**

Comstock Capital LLC  
1440 W Taylor St #707  
Chicago, IL 60607

Dec ID 20231001653094  
ST/CO Stamp 0-858-263-504  
City Stamp 0-106-827-728

**Mail to:**

Comstock Capital LLC  
1440 W Taylor St #707  
Chicago, IL 60607

**Name and Address of Taxpayer:**

Comstock Capital LLC  
1440 W Taylor St #707  
Chicago, IL 60607

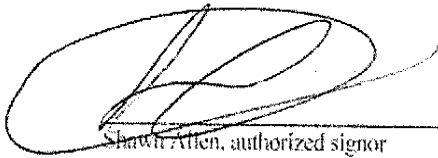
The Grantor, **Shawn Allen** and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, does hereby convey and quit claim unto Grantees, **Comstock Capital LLC, an Illinois limited liability company**, following described Real Estate situated in the County of Cook in the State of Illinois:

**SEE ATTACHED LEGAL DESCRIPTION**

MADE A PART HEREOF TO HAVE AND TO HOLD said premises:

Permanent Index Number(s): 20-04-222-044-0000  
Address of the Real Estate: 4148 South Wells Street, Chicago, IL 60609

Date of this day 12th of Oct 2023

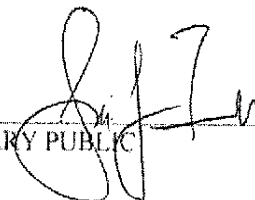
  
Shawn Allen, authorized signor

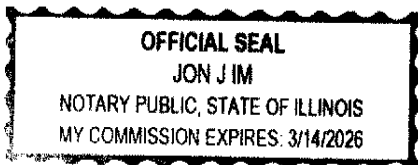
STATE OF ILLINOIS )

  )SS.  
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Shawn Allen** personally known to me to be same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such they signed, sealed and delivered said instrument pursuant to authority given by the as their free and voluntary act and deed of said property, for the uses and purposes therein set forth.

Given under my hand and official seal,  
dated this 12th day of Oct 2023

  
NOTARY PUBLIC



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## EXHIBIT "A" Property Description

**Closing Date:** October 12, 2023  
**Borrower(s):** Comstock Capital LLC  
**Property Address:** 4148 South Wells Street, Chicago, IL 60609

**PROPERTY DESCRIPTION:**

LOT 8 IN BLOCK 3 IN SUPERIOR COURT SUBDIVISION OF LOT 2 IN SUPERIOR COURT PARTITION OF THE SOUTH 3/8 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under 35 ILCS 200/31-45 paragraph E

Section 4, Real Estate Transfer Act

Date: 10/18/23

  
Signature of 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 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 10/18/23 Signature: [Signature]  
**Grantor or Agent**

Subscribed and sworn to before me by the said **GRANTOR** this 18th day of Oct, 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 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 10/18/23 Signature: [Signature]  
**Grantee or Agent**

Subscribed and sworn to before me by the said **GRANTEE** this 18th day of Oct, 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 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.)