

# UNOFFICIAL COPY

## QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 2333933341 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/05/2023 01:42 PM Pg: 1 of 4

Dec ID 20231101682467  
ST/CO Stamp 1-613-815-760  
City Stamp 1-309-630-416

A 23-4670

Mail to:

NAOMI VENTURES  
23936 S Plain Valley Dr  
Crest IL 60417

Name & Address of Taxpayer:

23936 S. Plain Valley Drive  
Crest, IL 60417

(Space for Recorder's Use)

THE GRANTOR(S) Gentlemen Realty & Estates, Inc., an Illinois Corporation, of 1136 S. Delano Court W, Suite B201

of the City of Chicago, County of Cook, State of Illinois

for and in consideration of TEN DOLLARS DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and QUIT CLAIM(S) to

THE GRANTEE(S), Naomi Ventures LLC

at 23936 S Plain Valley Dr Crest IL 60417  
(Grantee's Address)

of the \_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_\_\_

in the form of ownership: Fee Simple

all interest in the following described real estate situated in the County of \_\_\_\_\_, in the State of Illinois to wit:

SEE ATTACHED.

REAL ESTATE TRANSFER TAX 29-Nov-2023



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

25-20-321-050-0000 | 20231101682467 | 1-309-630-416

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

REAL ESTATE TRANSFER TAX 29-Nov-2023



COUNTY: 0.00  
ILLINOIS 1.00  
TOTAL: 0.00

25-20-321-050-0000 | 20231101682467 | 1-613-815-760

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 25-20-321-050-0000

Property Address: 11829 S Ashland Ave., Chicago, IL 60643

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Dated this 27 day of Nov, 2023

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

(NOTE: Please type or print names below all signatures.)

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  
CONTINENTAL PROPERTY & SERVICES, LLC

personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 27<sup>th</sup> day of Nov, 2023.

(Seal)



\_\_\_\_\_  
Notary Public

My commission expires: 3/2/24

\_\_\_\_\_  
COUNTY, ILLINOIS TRANSFER STAMP

Name & Address of Preparer:  
Kayli Arellano, Esq.  
ChicagoLand Property Law  
5521 N Cumberland Ave., Ste 1120  
Chicago, IL 60656

or  
Exempt under provisions of Paragraph E  
Section 4, Real Estate Transfer Tax Act.  
Date: 11-30-23  
JONATHAN RIVERA "as agent"  
Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes; (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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## Legal Description

Lot 12 in Block 22 in F.H. Bartlett's Greater Calumet Subdivision of Chicago, being a Subdivision of the South 1/2 of Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:  
11829 S Ashland Ave  
Chicago, IL 60643

Pin: 25-20-321-050-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 11 | 13 | 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

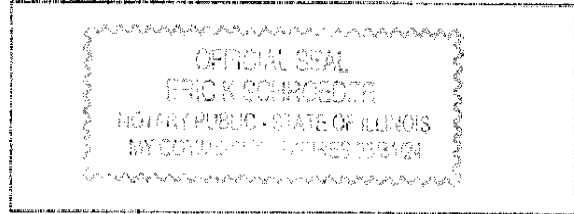
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Cortanion Realty & Estates

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 13 | 2023

NOTARY SIGNATURE: [Signature]



### 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 11 | 13 | 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

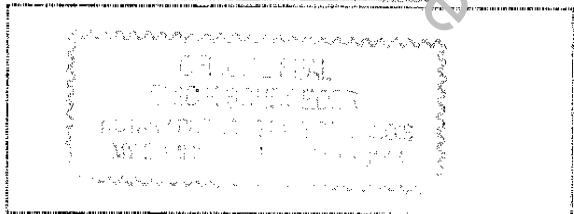
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Naomi Ventures LLC

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 13 | 2023

NOTARY SIGNATURE: [Signature]



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