

UNOFFICIAL COPY



MAIL TO:
CHIFOX LLC
2501 CHATAM RD STE R
SPRINGFIELD, IL 62704

Doc# 2334210027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/08/2023 12:42 PM PG: 1 OF 3

Send subsequent Tax Bills to:
REPUBLIC REGISTERED AGENT LLC
137 N OAK PARK AVE # 215
OAK PARK, IL 60301-1340

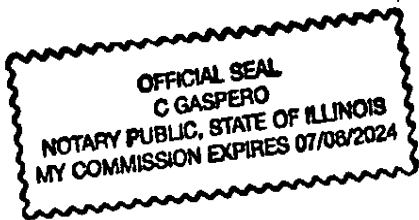
QUIT CLAIM DEED

THE GRANTOR, **OLGA MAZZONE**, and in consideration of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTs unto **CHIFOX LLC**, an Illinois LLC, 2804 W CHICAGO AVE # 3, Chicago, Illinois 60622, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, the following described Real Estate situated in the County of Cook, State of Illinois to wit:

Legal Description:
SEE ATTACHED EXHIBIT A.

Permanent Index Number: 16-01-326-079-1002
Address of Real Estate: 2804 W CHICAGO AVE # 3, Chicago, Illinois 60622

Dated this 8th day of August, 2023.



OLGA MAZZONE

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, OLGA MAZZONE, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments as 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 official seal, this 8th day of AUG, 2023.

[Signature]
Notary Public

Prepared By
Olga Mazzone
2738 W Bendys ave apt 2
Chicago, IL 60612

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EXIHIBIT A

Permanent Index Number: 16-01-326-079-1002

Address of Real Estate: 2804 W CHICAGO AVE # 3, Chicago, Illinois 60622

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL 1:


UNIT NO. 3 WITH ITS UNDIVIDED ITEREST IN THE COMMON ELEMENTS IN 2804 W. CHICAGO AVE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT NO. 1016118071. IN THE SOUTHWEST ¼ SECTION 1 TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL IN COOK COUNTY ILLINOIS.

PARCEL 2:

EXCULSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-B, AND TO THE EXCLUSIVE USE OF ROOF DECK NO. 3 LIMITED COMMON ELEMENTS AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO IN THE COOK COUNTY ILLINOIS.



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. _____ and Cook County Ord. 93-0-27 par. E

Date 12/8/2023 Sign. [Signature]

REAL ESTATE TRANSFER TAX		07-Dec-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-01-326-079-1002 | 20231201688726 | 1-816-002-608

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		08-Dec-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-01-326-079-1002 | 20231201688726 | 2-128-248-880

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State of Illinois - County of Cook

This instrument was acknowledged before me on Dec 8 2023 (Date)

By Olga Mazzore
Larysa Lotuga

This is an original document
x GR
x GR

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: 12 18, 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:

S S SHAH

By the said (Name of Grantor): [Signature]

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 18 | 2023



NOTARY SIGNATURE: S S SHAH

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: 12 18, 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

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

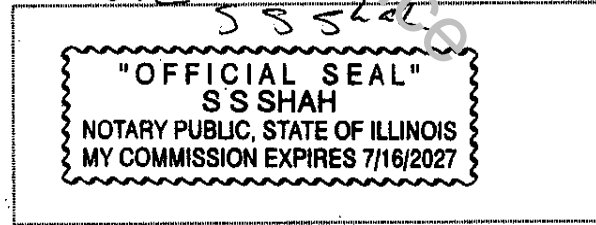
Subscribed and sworn to before me, Name of Notary Public:

S S SHAH

By the said (Name of Grantee): Larysa Lotuga member

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 18 | 2023



NOTARY SIGNATURE: S S SHAH

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)**)