

UNOFFICIAL COPY

Doc#: 2335233414 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/18/2023 02:14 PM Pg: 1 of 3

QUIT CLAIM DEED Statutory (ILLINOIS)

This indenture is made this
12th day of December, 2023 between
John J. Kelly, party of the
first part, and JJK2419
LLC, party of the second part,

Whose address is:
5915 Marietta Drive
Crystal Lake, IL 60014

Dec ID 20231201696841
ST/CO Stamp 0-278-564-912
City Stamp 1-727-303-728

RECORDER'S STAMP

THE GRANTOR, JOHN J. KELLY, for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONVEY and QUIT CLAIM to the GRANTEE, JJK2419 LLC, presently of 5915 Marietta Drive, Crystal Lake, Illinois 60014, all of the Grantor's right, title and interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 12 AND 13 IN BLOCK 4 IN LUTZ PARK ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF LOTS 1, 2, AND 3 IN THE SUPERIOR COURT PARTITION OF THE NORTH ½ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2417-19 W. Hutchinson, Chicago, Illinois 60618

PIN: 13-13-408-024-0000

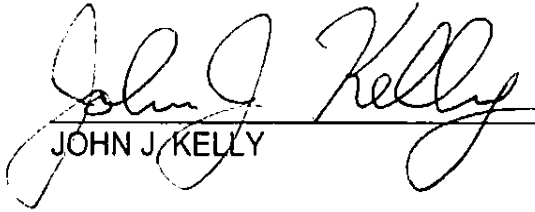
Exempt under the provisions of Paragraph e, Section 31-45, Real Estate Transfer Tax Law (35 ILCS 200/31-45).

12/12/23
Date


Agent

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IN WITNESS WHEREOF, the Grantor has executed this Deed as his free and voluntary act effective as of this 12 day of December, 2023.

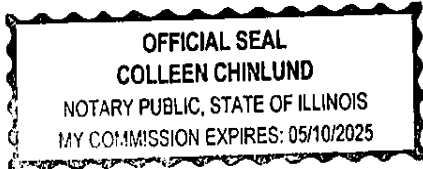


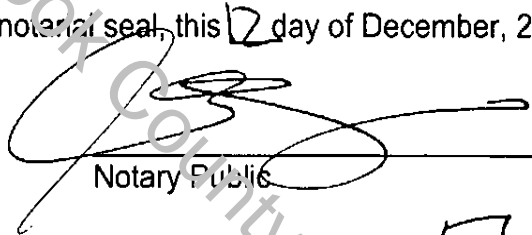
JOHN J. KELLY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that JOHN J. KELLY, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 12 day of December, 2023.





Notary Public
My Commission Expires: 5/10/25

THIS INSTRUMENT WAS PREPARED BY AND MAIL TO:

Colleen A. Chinlund, Esq.
Chinlund Law
3514 N. Leavitt Street
Chicago, IL 60618
(312) 543-2009

GRANTEES' ADDRESS AND SEND SUBSEQUENT TAX BILLS TO:

John J. Kelly
5915 Marietta Drive
Crystal Lake, Illinois 60014

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STATEMENT BY GRANTOR AND GRANTEE

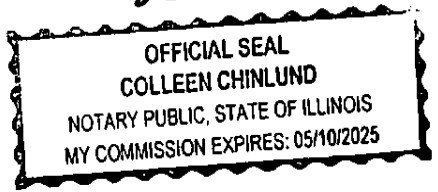
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 and hold title to real estate under the laws of the State of Illinois.

Dated: December 12, 2023

Signature [Handwritten Signature]
Grantor Agent

Subscribed and sworn to before me by the said Grantor this 12 day of December, 2023.

Notary Public [Handwritten Signature]



The grantee or his/her 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: December 12, 2023

Signature [Handwritten Signature]
Grantee Agent

Subscribed and sworn to before me by the said Grantee this 12 day of December, 2023.

Notary Public [Handwritten 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 of Class A misdemeanor for subsequent offenses.