

UNOFFICIAL COPY

Quit Claim Deed  
ILLINOIS STATUTORY



Doc# 2336334021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/29/2023 12:34 PM PG: 1 OF 4

THE GRANTORS

CSE BUILDINGS LLC, an Illinois  
Limited Liability Company and CSE  
BUILDINGS II LLC, an Illinois  
Limited Liability Company

(The Above Space For Recorder's Use Only)

for and in consideration of TEN DOLLARS, (\$10.00) in hand paid, TRANSFER, CONVEY and QUIT CLAIM to GERALDINE KUCER, TRUSTEE OF THE GERALDINE KUCER REVOCABLE LIVING TRUST dated June 27, 2023, and any amendments thereto, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: without releasing or waiving any rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises in Fee Simple Absolute.

Permanent Index Numbers (PINS): 20-03-108-030-0000

Common Address of Real Estate: 121 E. 44<sup>th</sup> Street, Chicago, Illinois 60653

DATED this 27<sup>th</sup> day of October, 2023

Signature William Epmeier (SEAL) POA  
CSE BUILDINGS LLC  
By William Epmeier, its President, Grantor

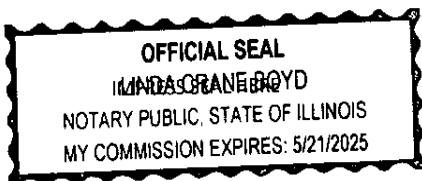
Signature Geraldine Kucer (SEAL)  
CSE BUILDINGS II LLC  
By Geraldine Kucer, its President, Grantor

Acceptance Geraldine Kucer (SEAL)  
Geraldine Kucer, Trustee  
The Geraldine Kucer Revocable Living Trust  
Dated June 27, 2023, Grantee

STATE OF ILLINOIS )  
  ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for Cook County, in the State of Illinois, DO HEREBY CERTIFY that William Epmeier and Geraldine Kucer are 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 acknowledge that they signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waive of the right of homestead.

Given under my hand & official seal, this 27<sup>th</sup> day of  
October 2023.  
My commission expires: May 21, 2025



Linda Crane Boyd  
NOTARY PUBLIC

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THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISION OF THE REAL ESTATE TRANSFER ACT, 35 ILCS 200-31-45(E); COOK COUNTY REAL PROPERTY TRANSFER TAX ORDINANCE SECTION 74-106(5); AND CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE SECTION 3-33-060(E).

## LEGAL DESCRIPTION

### PARCEL 2:

THE WEST 52 FEET OF LOT 1 AND THE WEST 52 FEET OF LOT 4 (EXCEPT THE SOUTH 2 FEET) IN BLOCK 6 IN L. W. STONE'S SUBDIVISION OF THE EAST 20 ACRES OF THE NORTH 30 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:



THE SOUTH 2 FEET OF THE WEST 52 FEET OF LOT 4, AND THE WEST 52 FEET OF THE LOT 5 IN BLOCK 6 IN L. W. STONE'S SUBDIVISION OF THE EAST 20 ACRES OF NORTH 30 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.


Permanent Index Numbers (PINS): 20-03-308-030-0000  
Common Address of Real Estate: 121 E. 44<sup>th</sup> Street, Chicago, Illinois 60653

### SEND SUBSEQUENT TAX BILLS TO:

### MAIL TO:

}	Geraldine Kucer, Trustee	Geraldine Kucer, Trustee
	(Name)	(Name)
	6829 S. Constance Avenue	6829 S. Constance Avenue
	(Address)	(Address)
Chicago, Illinois 60649	Chicago, Illinois 60649	
(City, State, and Zip)		

<b>REAL ESTATE TRANSFER TAX</b>		29-Dec-2023
	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00
20-03-308-030-0000   20231101678320   1-889-634-352		

<b>REAL ESTATE TRANSFER TAX</b>		29-Dec-2023
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *

20-03-308-030-0000 | 20231101678320 | 1-435-600-944

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

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## STATEMENTS BY GRANTOR AND GRANTEE

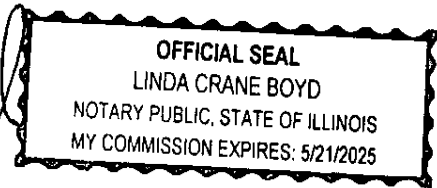
The Grantor affirms and verifies that, to the best of his knowledge, that the name of the Grantee shown on the Deed is a person authorized to acquire title, and to hold title, to real estate under the laws of the State of Illinois.

Dated October 20, 2023.

Signature: William Empeier (Grantor)  
CSE BUILDINGS LLC  
By William Empeier, its President, Grantor

Subscribed and sworn to before me  
by the said Grantor  
this 20 day of October 2023.  
Notary Public \_\_\_\_\_

*Linda Crane Boyd*



The Grantor affirms and verifies that, to the best of her knowledge, that the name of the Grantee shown on the Deed is a person authorized to acquire title, and to hold title, to real estate under the laws of the State of Illinois.

Dated October 20, 2023.

Signature: Geraldine Kucer (Grantor)  
CSE BUILDINGS II LLC  
By Geraldine Kucer, its President, Grantor

Subscribed and sworn to before me  
by the said Grantor  
this 20 day of October 2023.  
Notary Public \_\_\_\_\_

*Linda Crane Boyd*



# UNOFFICIAL COPY

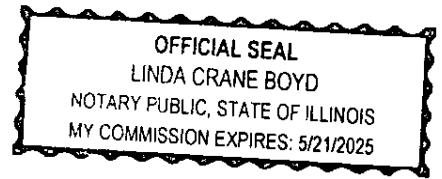
The Grantee affirms and verifies, to the best of her knowledge, that the name of the Grantee shown on the Deed is a person who is authorized to acquire title, and hold title, to real estate under the laws of the State of Illinois.

Dated October 20, 2023.

Signature: Geraldine Kucer (Grantee)  
Geraldine Kucer, Trustee  
The Geraldine Kucer Revocable Living Trust  
Dated June 27, 2023

Subscribed and sworn to before me  
by the said Grantee  
this 20 day of October 2023.  
Notary Public \_\_\_\_\_

Linda Crane Boyd



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.

(Attach the 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.)

Property of Cook County Clerk's Office