

UNOFFICIAL COPY

2023-04232-AC
QUIT CLAIM DEED

Doc# 2400406289 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/04/2024 01:47 PM Pg: 1 of 4

MAIL TO &
PREPARED BY:

Bischoff Partners, LLC
217 N. Jefferson, Suite 600
Chicago, Illinois 60661

SEND SUBSEQUENT
TAX BILLS TO:

Mr. Kyle R. Frayn
c/o 2014 S. Allport St LLC
2014 S. Allport Street
Chicago, Illinois 60608

Dec ID 20231201604008
ST/CO Stamp 0-291-547-184
City Stamp 1-451-698-224

THE GRANTOR, Kyle R. Frayn, a married man, of 5132 W. Strong Street, Cook County, Illinois, for the consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and QUIT CLAIM unto ALLPORT ST LLC, an Illinois limited liability company, organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at the following address 2014 S. Allport Street, Chicago, Illinois 60608, GRANTEE, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY.

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

Permanent Index Number (PIN): 17-20-325-015-0000

Address of Real Estate: 2014 South Allport Street, Chicago, Illinois 60608

SIGNATURE ON NEXT PAGE

Exempt under provision of paragraph E
Section 31⁴⁵ of the Real Estate Transfer Tax Act.
Date: 3/7/23 Buyer, Seller, Agent [Signature]

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DATED this 7 day of March, 2023.

Kyle R. Frayn (SEAL)
Kyle R. Frayn

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 Kyle R. Frayn is 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 said instrument as his 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 7 day of March, 2023.

Rachel Pyle
NOTARY PUBLIC



Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

LOT 71 IN STEWART'S SUBDIVISION OF BLOCK 9 IN JOHNSTON AND LEE'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provision of paragraph E
Section 31-0.5 of the Real Estate Transfer Tax Act.
Date: 3/7/23 Buyer, Seller, Agent Rpgjr

Property of Cook County Clerk's Office

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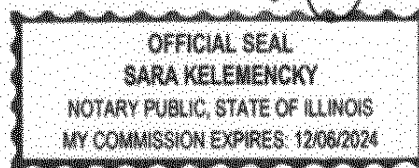
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 3/14/2023

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID AGENT
THIS 7th DAY OF March
2023



NOTARY PUBLIC [Handwritten 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 3/17/2023

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID AGENT
THIS 7th DAY OF March
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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]