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Doc#: 2403606026 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/05/2024 11:44 AM Pg: 1 of 4

QUIT CLAIM DEED

Dec ID 20240101615229
ST/CO Stamp 0-110-726-192
City Stamp 0-895-061-040

MAIL TO:

Adam B Wavrunek and David M Rambhajan
12422 S Harold Ave.
Palos Heights, IL 60463

NAME & ADDRESS OF TAXPAYER

Adam B Wavrunek and David M Rambhajan
12422 S Harold Ave.
Palos Heights, IL 60463

This Space is for Recorder's Office use only

The Grantor, LAKESHORE EQUITIES, LLC, an Illinois Limited Liability Company in good standing ("Grantor"), for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Adam B Wavrunek of 12422 S Harold Ave., Palos Heights, IL 60463 and David M Rambhajan of 8424 W. Clara Dr. Niles, IL 60714 as Tenants in Common the following described Real Estate in the County of Cook and the State of Illinois to wit:

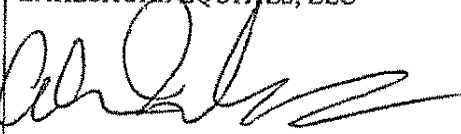
SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 11-30-410-050-0000
Address of Real Estate: 7415 N Wolcott Ave, Chicago, IL 60626

Hereby releasing and waiving all rights under and by any virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, as FEE SIMPLE.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

Dated this 12 day of JANUARY, 2024.

LAKESHORE EQUITIES, LLC  By Adam Wavrunek, It's Manager	
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STATE OF ILLINOIS)

COUNTY OF COOK) ss.



I, the undersigned, Sarah L. Vargas, a Notary Public in and for said County, in the State aforesaid, certify that Adam Wavrunek, personally known to me to be in his capacity as Manager of LAKESHORE EQUITIES, LLC, an Illinois Limited Liability Company, the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that Adam Wavrunek, in his capacity as Manager of the Company, signed and delivered that said instrument pursuant to the authority given by Members of said Company, as his free voluntary act, and as the free voluntary act and deed of the Company, for use and purposes therein set forth.

Given under my hand and Notarial Seal this 12 day of January 2024.


Notary Public




Exempt Under Real Estate Transfer Tax Law 35ILCS 5/0/31-45 sub par. E
Date 1-12-24 Sign 

REAL ESTATE TRANSFER TAX		24-Jan-2024
	COUNTY	0.00
	ILLINOIS	0.00
	TOTAL:	0.00
11-30-410-050-0000		20240101615229 0-110-726-192

NAME and ADDRESS OF PREPARER:

Das Law, Ltd.
1016 W. Jackson Blvd.
#509
Chicago, IL 60607

REAL ESTATE TRANSFER TAX		24-Jan-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
11-30-410-050-0000		20240101615229 0-895-061-040

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

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LEGAL DESCRIPTION

PARCEL 1: THE WEST 40.88 FEET (EXCEPT THE NORTH 38.06 FEET) OF LOT 4, AND THE WEST 40.88 FEET OF ALL OF LOT 3, AND THE WEST 40.88 FEET OF THE NORTH 5.87 FEET OF LOT 2, IN BLOCK 4 IN MURPHY'S ADDITION TO ROGERS PARK IN SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EAST 30.45 FEET OF THE WEST 71.33 FEET (EXCEPT THE NORTH 38.06 FEET) OF LOT 4, AND THE EAST 30.45 FEET OF THE WEST 71.33 FEET OF ALL OF LOT 3, AND THE EAST 30.45 FEET OF THE WEST 71.33 FEET OF THE NORTH 5.87 FEET OF LOT 2, ALL IN BLOCK 4 IN MURPHY'S ADDITION TO ROGER'S PARK IN SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 11-30-410-050-0000

Address of Real Estate: 415 N Wolcott Ave, Chicago, IL 60626

County of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his 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 title to real estate under the laws of the State of Illinois.

Dated: JANUARY 12, 2024

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Sarah L. Vargas affiant, this 12th day of January, 2024.

Notary Public: [Signature]

Seal:



The grantee or his/her agent affirms and verifies 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: JANUARY 12, 2024

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Sarah L. Vargas, affiant, this 12th day of January, 2024.

Notary Public: [Signature]

Seal:



The grantee or his/her agent affirms and verifies 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: JANUARY 12, 2024

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Sarah L. Vargas, affiant, this 12th day of January, 2024.

Notary Public: [Signature]

Seal:

