

UNOFFICIAL COPY

QUIT CLAIM DEED
INDIVIDUALL TO LLC
STATUTORY (ILLINOIS)

MAIL TO:
457 N HOYNE LLC
6358 West Cuyler Avenue
Chicago Illinois 60634

NAME OF TAXPAYER:
7513 S RACINE AVE LLC
6358 West Cuyler Avenue
Chicago Illinois 60634



Doc# 2403634044 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/05/2024 03:36 PM PG: 1 OF 3

THE GRANTOR: **Gustavo Malvaiz aka Gustavo Malvaiz Duran, a bachelor** of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 DOLLARS, in hand paid,

CONVEYS and QUIT CLAIMS to **457 N HOYNE LLC** a LIMITED LIABILITY COMPANY created and existing under and by virtue of the Laws of the State of ILLINOIS, having its principal office at the following address 457 N. Hoyne, Chicago, Illinois 60623 the following described Real Estate situated in 455-457 N. Hoyne Avenue, Chicago in the County of Cook in the State of Illinois, to wit:

LOTS 1 AND 2 IN THE SUBDIVISION OF LOTS 23 TO 25. INCLUSIVE IN COCHRANS AND BAKERS SUBDIVISION OF BLOCK 23 IN CANAL TRUSTEE'S SUVDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: **455-457 N. Hoyne Avenue, Chicago, Illinois 60612**

Permanent Index Number: **17-07-131-001-0000 and 17-07-131-002-0000**

DATED this 29th day of December, 2023.

Gustavo Malvaiz
(SEAL) Gustavo Malvaiz Duran

REAL ESTATE TRANSFER TAX

05-Feb-2024

REAL ESTATE TRANSFER TAX

05-Feb-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-07-131-002-0000 | 20240201625867 | 0-403-889-200



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

17-07-131-002-0000 | 20240201625867 | 1-528-781-872


* Total does not include any applicable penalty or interest due

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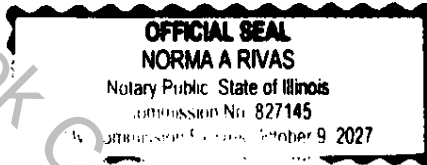
STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that **Gustavo Malvaiz Duran**, a bachelor, personally known to me to be the same person whose names are 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 own 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 29th day of December, 2023.


Notary Public

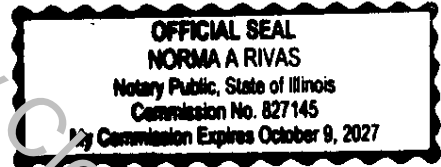
Preparer of Deed:
Roberto M Martinez
Attorney at Law,
4115 West 26th Street
Chicago, IL 60632



Exempt under provisions of Paragraph E
Section 31-45, Property Tax Code

12/29/23
Date

Gustavo Malvaiz
Buyer, Seller, or Representative



Property of Cook County Clerk's Office

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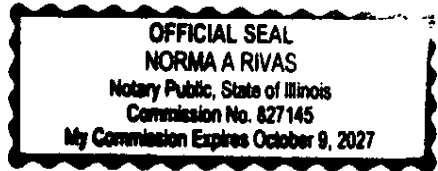
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: December 29, 2023 Signature: Gustavo Malvarz
Grantor or Agent

Subscribed and sworn to before me this 29th day of December, 2023

Notary Public Norma R

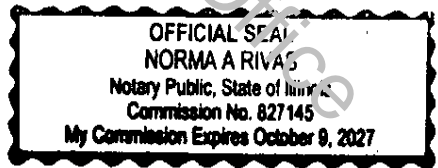


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Dated: December 29, 2023 Signature Gustavo Malvarz
Grantee or Agent

Subscribed and sworn to before me this 29th day of December, 2023

Notary Public Norma R



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)