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## QUIT CLAIM DEED



Doc# 2405728038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/26/2024 02:33 PM PG: 1 OF 6

THE GRANTOR, CHESTNUT BUILDERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, with an address of 64 Orland Square Drive, Suite 310, Orland Park, Illinois 60462, in the County of Cook, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to, THE GRANTEE, TK PALOS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, with an address of 64 Orland Square Drive, Suite 310, Orland Park, Illinois 60462, in the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

Property Index Number: 17-34-318-011-0000  
Commonly known as: 3727 S. Giles Avenue, Chicago, Illinois 60653

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand the 5<sup>th</sup> day of February, 2024.

CHESTNUT BUILDERS, LLC

BY: THOMAS K. PRIMBAS

ITS: MANAGER

BY: THOMAS P. VITOGIANNIS

ITS: MANAGER

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P 1/6  
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S 1/2

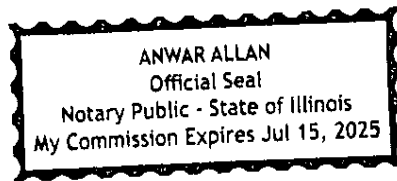
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STATE OF ILLINOIS,  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas K. Primbas and Thomas P. Vitogiannis, Managers of CHESTNUT BUILDERS, LLC, 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 acknowledged that they signed, sealed and delivered said instrument as their 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 5th day of February, 2024.

  
\_\_\_\_\_  
Notary Public



**Name and Address of Taxpayer:**

TK Palos, LLC  
64 Orland Square Drive  
Suite 310  
Orland Park, Illinois 60462

**Return To:**

TK Palos, LLC  
64 Orland Square Drive  
Suite 310  
Orland Park, Illinois 60462

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act.

2/22/24  
Date

  
Buyer, Seller or Representative

**Prepared by:**

Chestnut Builders, LLC  
64 Orland Square Drive  
Suite 310  
Orland Park, Illinois 60462

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 11 IN J.B. VALLIQUETTE'S SUBDIVISION OF THE NORTH EAST ¼ OF THE SOUTH EAST ¼ OF THE SOUTH WEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR affirms and verifies that the name of the GRANTEE shown on the deed 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 this 5<sup>th</sup> day of February, 2024

GRANTOR:

\_\_\_\_\_  
CHESTNUT BUILDERS, LLC

Subscribed and sworn to before me this 5<sup>th</sup> day of FEBRUARY, 2024.

  
\_\_\_\_\_  
Notary Public

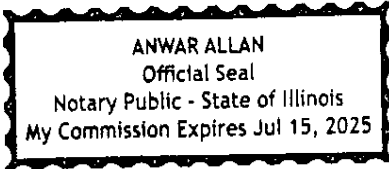
The GRANTEE affirms and verifies that the name of the GRANTEE shown on the deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title 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 this 5<sup>th</sup> day of February, 2024

GRANTEE:

  
\_\_\_\_\_  
TK PALOS, LLC

Subscribed and sworn to before me this 5<sup>th</sup> day of FEBRUARY, 2024.

  
\_\_\_\_\_  
Notary Public

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

23-Feb-2024



**CHICAGO:**

0.00

**CTA:**

0.00

**TOTAL:**

0.00 \*

17-34-318-011-0000 | 20240201639446 | 2-016-293-424

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

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

23-Feb-2024



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

17-34-318-011-0000

| 20240201639446 | 1-268-699-696