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PREPARED BY:

Madden, Jiganti, Moore & Sinars LLP
190 S. LaSalle St.
Suite 1700
Chicago, Illinois 60603
Attn: John G. Moore



Doc# 2405922027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/28/2024 02:47 PM PG: 1 OF 4

AFTER RECORDING

RETURN TO:

Madden, Jiganti, Moore & Sinars LLP
190 S. LaSalle St.
Suite 1700
Chicago, Illinois 60603
Attn: John G. Moore

SEND FUTURE TAX BILLS

TO:

M2D2 Realty, LLC
378 Hiawatha Trail,
Wood Dale, IL 60191

QUIT CLAIM DEED

THE GRANTOR, **Daniel DiPaolo**, of 378 Hiawatha Trail, Wood Dale, IL 60191 for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, does Quit Claim to THE GRANTEE, **M2D2 Realty, LLC**, an Illinois limited liability company, 378 Hiawatha Trail, Wood Dale, IL 60191, FOREVER, the following described real estate, and all buildings and improvements thereon, situated in the County of Cook in the State of Illinois, to-wit ("Premises"):

See Exhibit A attached hereto and incorporated herein.

Common Address: 6436 Roosevelt Rd., Unit 208, Oak Park IL 60304

PIN(s): 16-18-428-043-1104 and 16-18-428-043-1105

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW

Signature of Representative

Dated: 1/1/24

SUBJECT TO: Covenants, conditions and restrictions of record, general taxes not yet due and payable, included taxes which may accrue by reason of new or additional improvements during the years.

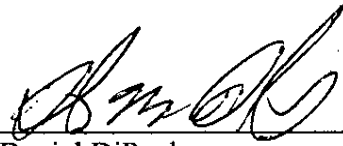
This is not homestead property.

EXEMPTION APPROVED

Steven E. Drazner, CFO
Village of Oak Park

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DATED this 1st day of January, 2024



Name: Daniel DiPaolo

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Daniel DiPaolo, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.



WITNESS my hand and official seal this 1st day of January, 2024.



Notary Public

[SEAL]



REAL ESTATE TRANSFER TAX		28-Feb-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-18-428-043-1104 | 20240201638698 | 1-297-615-408

EXEMPTION APPROVED

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Village of Oak Park

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EXHIBIT "A"

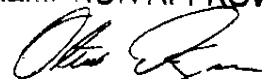
LEGAL DESCRIPTION

UNITS 208 AND P-70 IN THE PRAIRIE PLACE AT 6436 ROOSEVELT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 19 TO 28 BOTH INCLUSIVE IN THE SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF LOT 6 IN B.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS THE WEST 1/2 OF VACATED ELMWOOD AVENUE LYING EAST OF AND ADJOINING LOT 19 IN THE SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF LOT 6 IN B.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS. THE EAST 1/2 OF VACATED GUNDERSON AVENUE LYING WEST OF AND ADJOINING LOT 28 IN THE SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF LOT 6 IN B.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0617416044 AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PROPERTY ADDRESS: 16-18-428-043-1104; 16-18-428-043-1105

PARCEL IDENTIFICATION NUMBERS: 16-18-428-043-1104; 16-18-428-043-1105

EXEMPTION APPROVED


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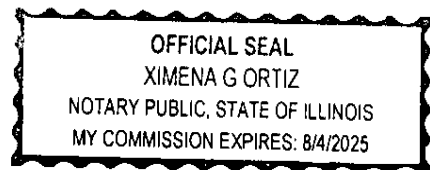
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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: 1/1/24 Signature: [Signature]
Agent

Subscribed and sworn to before me by said Keenan S. Hudsmith this January 1, 2024

Notary Public [Signature]



The grantee or his or her 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: 1/1/24 Signature: [Signature]
Agent

Subscribed and sworn to before me by said Keenan S. Hudsmith this January 1, 2024

Notary Public [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 to be recorded in Cook County, Illinois, if exempt under the provisions of Paragraph E, Section 31-45 of the Illinois Property Tax Code.)

EXEMPTION APPROVED

[Signature]
Steven E. Drazner, CFO
Village of Oak Park