

# UNOFFICIAL COPY



## QUITCLAIM DEED

Name & address of Grantee  
( & send future tax bills to):  
Anton Lazaro, Manager  
4045 N Elston Ave  
Chicago, IL 60618

Doc# 2407307000 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 3/13/2024 10:08 AM  
PAGE: 1 OF 3

This deed was prepared by  
( & mail recorded deed to):  
The Michael Law Group, P.C.  
311 S Wacker Dr., Suite 1590  
Chicago, IL 60606

(The space above for Recorder's use only.)

The Grantor, ANTON E. LAZARO, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and Quit Claims to ELSTON CORRIDOR PROPERTIES, LLC, the following described real estate in Cook County, Illinois:

THE NORTH 50.0 FEET OF LOT 49 (AS MEASURED ON THE EAST LINE THEREOF) IN BLOCK 27 IN THE SUBDIVISION OF BLOCKS 1 TO 31 BOTH INCLUSIVE OF W.B. WALKER'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Street address: 4040 North Elston Avenue, Chicago, Illinois 60618  
Real estate index number: 13-14-332-039-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto the Grantee as aforesaid and to the proper use and benefit of Grantee forever. The Grantor has signed this deed on 26 Feb, 2024.

\_\_\_\_\_  
ANTON E. LAZARO, Grantor

State of Illinois )  
County of Cook ) SS.

I am a notary public for the County and State above. I certify that ANTON E. LAZARO, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated: February 26<sup>th</sup>, 2024

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



Page 1 of 3

REAL ESTATE TRANSFER TAX		13-Mar-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00


13-14-332-039-0000 | 20240301646052 | 1-381-259-824

REAL ESTATE TRANSFER TAX		13-Mar-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-14-332-039-0000 | 20240301646052 | 0-938-596-912  
\* Total does not include any applicable penalty or interest due.

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Exempted under real estate Transfer Tax Act Section 4, paragraph E and Cook County Ordinance 95104, paragraph E.

  
\_\_\_\_\_  
Ryan S. Smith, Attorney

MARCH 1, 2024

This deed was prepared without benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the property that is described in this deed.

Property 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/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 MARCH 1, 2024

Signature: \_\_\_\_\_

Grantor or Agent

State of Illinois )  
County of Cook ) SS.

Subscribed and sworn to before me this 1 day of MARCH, 2024

Notary Public Laura M Bertram



The grantee or his/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 title to real estate under the laws of the State of Illinois.

Dated MARCH 1, 2024

Signature: \_\_\_\_\_

Grantee or Agent

State of Illinois )  
County of Cook ) SS.

Subscribed and sworn to before me this 1 day of MARCH, 2024.

Notary Public Laura M Bertram

