

UNOFFICIAL COPY

QUITCLAIM DEED



Doc# 2407307001 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/13/2024 10:09 AM
PAGE: 1 OF 3

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

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:

PARCEL 1:


LOTS 8 AND 9 IN BLOCK 27 IN WALKER'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PARCEL 2:

LOTS 10 AND 11 IN BLOCK 27 IN WALKER'S SUBDIVISION OF BLOCKS 1 TO 31 IN WALKERS 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: 4045 North Elston Avenue, Chicago, Illinois 60618
Real estate index number: 13-14-332-037-0000 AND 13-14-332-038-0000

together with the tenements and appurtenances thereunto belonging.

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

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

13-14-332-037-0000 | 20240301646040 | 0-401-726-000

13-14-332-037-0000 | 20240301646040 | 1-948-277-296

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

UNOFFICIAL COPY

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.

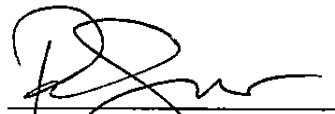
Dated: February 26th 2024



Notary Public



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



Ryan S. Smith, Attorney MARCU 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.

UNOFFICIAL COPY

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

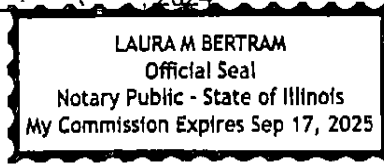
Signature: _____

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

