

UNOFFICIAL COPY

Doc#: 2407414358 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/14/2024 4:18 PM Pg: 1 of 3

Doc ID 20240201632832

City Stamp 1-932-161-584 City Tax \$0.00

QUIT CLAIM DEED (ILLINOIS)

FF 2210014-0007(T)W

THE GRANTOR,
Express Virtue
Operation LLC - Evo LLC,
an Indiana Limited Liability
Company, of the
State of Indiana, for and in
consideration of
TEN DOLLARS, and
other good and valuable
consideration in hand paid,
CONVEYS and QUIT CLAIMS TO:

THE GRANTEE, Tiffany Brown, a married person,

The following described Real Estate situated in the County of Cook, in the State
of Illinois, to wit:

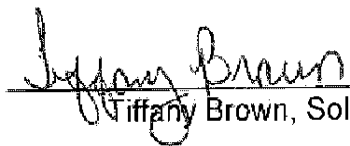
SEE ATTACHED LEGAL DESCRIPTION

PERMANENT REAL ESTATE INDEX NUMBER(S): 20-36-309-008-0000

ADDRESS OF REAL ESTATE: 1727 E 84Th St, Chicago, IL 60617

Signed and Dated this 27 day of February, 2024.


By: Express Virtue Operation LLC - Evo LLC


Tiffany Brown, Sole Member

**EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-45, PROPERTY TAX CODE.**

2/27/24
DATE


BUYER, SELLER, BORROWER OR REPRESENTATIVE

REAL ESTATE TRANSFER TAX	27-Feb-2024
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-36-309-008-0000 | 20240201632832 | 1-932-161-584

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

UNOFFICIAL COPY

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 Tiffany Brown is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 23 day of February, 2024.

My Commission expires 7/31/27



 Notary Public

This Instrument Was Prepared By:

Douglas D. Danielson, Esq.
 1023 Huntington Drive
 Aurora, IL 60506



Send Subsequent Tax Bills to and when Recorded Mail to:
Grantor/Grantee Address
 Tiffany Brown
 1243 W. 97th Street
 Chicago, IL 60643

LEGAL DESCRIPTION

LOT 9 AND THE WEST FIVE FEET OF LOT 8 IN BLOCK 6 IN SOUTH AWN HIGHLANDS, BEING M.C. MYERS SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR STONEY ISLAND AVENUE) IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 2 | 23 | 2024

SIGNATURE: [Signature]
GRANTOR or AGENT

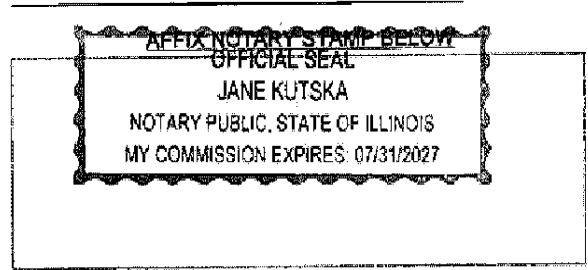
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Express Victor

On this date of: 2 | 23 | 2024

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 2 | 23 | 2024

SIGNATURE: [Signature]
GRANTEE or AGENT

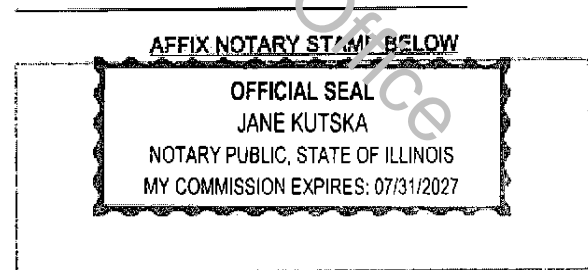
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Tiffany Brown

On this date of: 2 | 23 | 2024

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)