

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Doc#: 2409524308 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/4/2024 1:50 PM Pg: 1 of 3

Dec ID 20240301666108  
ST/Co Stamp 2-057-565-744 ST Tax \$0.00 CO Tax \$0.00  
City Stamp 0-917-435-952 City Tax \$0.00

THE GRANTOR, *TD Real Estate Investment, LLC, an Illinois Limited Liability Company*, of 2004 Valor Court, Glenview, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, CONVEYS and QUIT CLAIMS to *TD Real Estate Investment, LLC - 1723 Touhy, an Illinois Limited Liability Company*, of 2004 Valor Court, Glenview, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

**THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO ILCS 200/31-45(e) (THE ILLINOIS REAL ESTATE TRANSFER TAX LAW)**

DATED: 3/19, 2024  
[Signature]  
Desalegn Kassa, as manager for TD Real Estate Investment, LLC

Address of Real Estate: 1723 West Touhy Avenue, Unit 1, Chicago, Illinois 60626

Permanent Real Estate Index Number: 11-31-202-032-1001

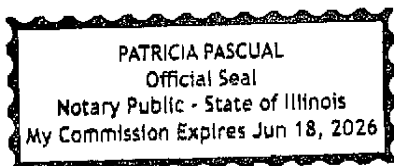
DATED this 19<sup>th</sup> day of March, 2024

[Signature]  
DESALEGN KASSA, as Manager of TD REAL ESTATE INVESTMENT, LLC

State of Illinois )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that *Desalegn Kassa, as Manager for TD Real Estate Investment, LLC*, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 19<sup>th</sup> day of March, 2024.



[Signature]  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Patricia Gutierrez Pascual, Esq., 5716 W. Lawrence Ave, Chicago, Illinois; (773) 635-4100*

**AFTER RECORDING, MAIL TO:**  
Patricia Gutierrez Pascual, Esq.  
5716 West Lawrence Avenue  
Chicago, Illinois 60630

**SEND SUBSEQUENT TAX BILLS TO:**  
TD Real Estate Investment, LLC - 1723 Touhy  
2004 Valor Court  
Glenview, Illinois 60026

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## LEGAL DESCRIPTION


**PARCEL 1:**



UNIT NUMBER 1723-1 IN THE TOUHY AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 5 AND THE EAST 40 FEET OF LOT 6 IN BLOCK 10 OF ROGERS PARK, A SUBDIVISION OF THE NORTHEAST QUARTER AND THAT PART OF THE NORTHWEST QUARTER LYING EAST OF RIDGE ROAD OF SECTION 31, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32 AND ALL OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414134179; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE OF PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P-13 AND STORAGE SPACE NO. S-17, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 1723 West Touhy Avenue, Unit 1, Chicago, Illinois 60626

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REAL ESTATE TRANSFER TAX		03-Apr-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
11-31-202-032-1001   20240301666108   0-917-435-952		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		03-Apr-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
11-31-202-032-1001   20240301666108   2-057-565-744		

**Quit Claim Deed**

LLC TO LLC

1723 West Touhy Avenue, Unit 1  
Chicago, Illinois 60626

TD Real Estate Investment, LLC

to

TD Real Estate Investment, LLC - 1723  
Touhy

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STATEMENT BY GRANTOR AND GRANTEE

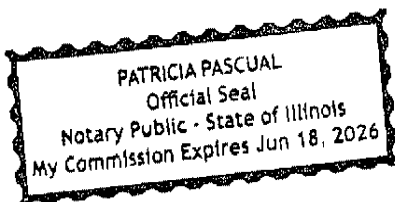
The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 3/19/, 2024

Signature: [Signature]  
TD Real Estate Investment, LLC

Subscribed and sworn to before me this 19th day of March, 2024.

[Signature]  
Notary Public



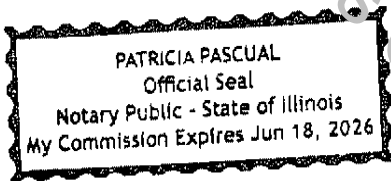
The grantee or the grantee's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 3/19/, 2024

Signature: [Signature]  
TD Real Estate Investment, LLC - 1723 Touhy

Subscribed and sworn to before me this 19th day of March, 2024.

[Signature]  
Notary Public



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 or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

THIS INSTRUMENT FILED FOR RECORD BY ALLIANCE TITLE CORPORATION AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.

ALLIANCE TITLE CORPORATION