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Return To:

Paul W. Pagel and Elizabeth G. Pagel
2234 N Kedzie Blvd.
Chicago, IL 60647

This Instrument Prepared by:

Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:

Paul W. Pagel and Elizabeth G. Pagel
2234 N Kedzie Blvd.
Chicago, IL 60647

Order #: SC24003914

Doc#: 2410624495 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/15/2024 2:08 PM Pg: 1 of 5

Dec ID 20240401677414

ST/Co Stamp 2-029-510-192 ST Tax \$0.00 CO Tax \$0.00

City Stamp 0-487-972-400 City Tax \$0.00

This space for recording information only

QUITCLAIM DEED

Tax Exempt under 35 ILCS 200/31.45(c)

By:


Grantor/Grantee/Agent

4-8-2024
Date

GRANTOR,

2234 Kedzie Blvd LLC
1357 N. Bell Ave.
Chicago, IL 60602

for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to

GRANTEE,

Paul W. Pagel and Elizabeth G. Pagel, husband and wife, as joint tenants
2234 N Kedzie Blvd.
Chicago, IL 60647

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

LEGAL DESCRIPTION:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

PIN: ~~5258-005-086~~ 13-35-217-018-0000

Property Address: 2234 N Kedzie Blvd., Chicago, IL 60647

Preparer has examined no underlying title documentation regarding this deed

FIDELITY NATIONAL TITLE SC24003914

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IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

2234 Kedzie Blvd LLC

By: *Paul W. Pagel*

Paul W. Pagel, Manager

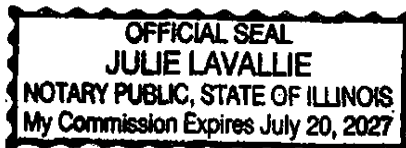
By: *Elizabeth G. Pagel*

Elizabeth G. Pagel, Manager

STATE OF ILLINOIS

COUNTY OF COOK

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 8 April, 2024 by Paul W. Pagel and Elizabeth G. Pagel who are the managers of 2234 Kedzie Blvd LLC, who are personally known to me or have produced Driver's Licenses as identification and who signed this instrument willingly.



Julie Lavallie
Notary Public

My commission expires: July 20, 2027

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 8 April, 2024 Signature: _____

Grantor or Agent

Subscribed and sworn to before

Me by the said _____

this 8 day of April, 2024



NOTARY PUBLIC Julie Lavallie

The Grantee or his 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 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.

Date 8 April, 2024 Signature: _____

Grantee or Agent

Subscribed and sworn to before

Me by the said _____

This 8 day of April, 2024



NOTARY PUBLIC Julie Lavallie

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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EXHIBIT A

Order No.: SC24003914

For APN/Parcel ID(s): 13-35-217-018-0000

For Tax Map ID(s): 13-35-217-018-0000

LOT 5 BLOCK 6 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST HALF OF THE
NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX 12-Apr-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-35-217-018-0000 | 20240401677414 | 0-487-972-400

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

REAL ESTATE TRANSFER TAX 12-Apr-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-35-217-018-0000 | 20240401677414 | 2-029-510-192

Property of Cook County Clerk's Office