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QUIT CLAIM DEED

THIS DOCUMENT WAS PREPARED BY:

Doc#. 2410914103 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/18/2024 10:15 AM Pg: 1 of 5

> Dec ID 20240101622496 ST/Co Stamp 0-252-238-896 ST Tax \$0.00 CO Tax \$0.00

(The Above Space for Recorder's Use Only)

THE GRANTOR REAL EQUITIES, INC., an Illinois Corporation, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND QUIT CLAIMS to Portfolio 1, LLC, an Illinois limited liability company, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Parcel 1:

Permanent Index Number(s): 29-01-423-007-0000

Property Address:

1625 Downs Drive, Calumet City, IL 60409

ी day of January, 2024.

Real Equities, Inc.

Jack Richter, President

REAL ESTATE TRANSFER

Calumet City • City of Homes \$

Page 1 of 3

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Jack Richter** 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 it signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Giver under my hand and notarial seal, this 35 day of January, 2024.



Notary Public

EXEMPT UNDER PROVISIONS OF PRAGRAPH <u>F</u> SECTION 31-45 OF THE REAL ESTATE TRANSFER ACT

1/31/2024 DATE

BUYER, SELLÉR OR REPRESENTATIVE

THIS INSTRUMENT PREPARED BY Stephan Kalka Attorney at Law 7501 W Irving Park Rd #2 Chicago, IL 60634

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Portfolio 1, LLC 4757 W Howard St #307B Skokie, IL 60076 Portfolio 1, LLC 4757 W Howard St #307B Skokie, IL 60076

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

LOT 157 IN M.M. DOWN'S ADDITION TO CALUMET CITY, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS. Property of County Clerk's Office

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 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.

N WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
Dated: 4/8,2024
STEVEN H STOWE Official Seal Notary Public - State of Illinois My Commission Expires Jun 24, 2024
Print Name
Subscribed and sworn to before me this g of April 2001.
Cay 40x
Notary Public
The grantee or his agent affirms and verifies and the name of the grantee shown on the deed or assignment of peneficial 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.
N WITNESS WHEREOF, the undersigned have executed this conument on the date(s) set forth below.
Dated: 4/8, 20 mg
Signature STEVEN H STOWE Official Seal Notary Public - State of Illinois
Print Name My Commission Lypines Jun 24, 2024
Subscribed and sworn to before me this
Sn 1 G
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.

2410914103 Page: 5 of 5

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29-01-423-007-0000 0.00 0.00 TOTAL: 0.00 20240101622496 0-252-238-896 Property of Cook County Clerk's Office