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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/2/2024 9:22 AM Pg: 1 of 4
Dec ID 20240401690148
City Stamp 1-846-790-448 City Tax \$0.00

NAME AND ADDRESS OF TAXPAYER:
Abel Trujillo
18112 Goesel Drive
Tinley Park, IL 60487

This document prepared by:
Courtney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 19-17-419-037-0000 & 19-17-419-036-0000

QUITCLAIM DEED

THIS DEED made and entered into on this 21 day of February 2024, by and between **OMG Home Solutions, LLC, an Illinois limited liability company**, whose address is 6158 South Menard Avenue, Chicago, IL 60638, hereinafter referred to as Grantor(s) and **Abel Trujillo, single**, whose tax mailing address is at 18112 Goesel Drive, Tinley Park, IL 60487, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 6158 South Menard Avenue, Chicago, IL 60638

"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

02/08/24

Date

Abel Trujillo
Signature of Buyer, Seller or Representative

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

REAL ESTATE TRANSFER TAX

30-Apr-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-17-419-037-0000 | 20240401690148 | 1-846-790-448

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

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 8 day of February, 2024.

OMG Home Solutions, LLC, an Illinois limited liability company

By: *Abel Trujillo*

Print Name: ABEL TRUJILLO

Title: MANAGER

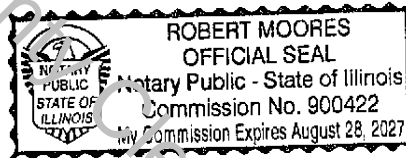
STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on 8 day of February, 2024 by Abel Trujillo as Manager of **OMG Home Solutions, LLC, an Illinois limited liability company.**

Robert Moores
(Signature of Notary Public)

Print Name: Robert Moores

My commission expires: 8/28/2027



Property of COOK COUNTY Clerk's Office

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EXHIBIT A
LEGAL DESCRIPTION

The following described real estate situated in the County of Cook, State of Illinois, to wit:

Lots 19 and 20 in Block 8 in the fourth Addition to Clearing, being a Subdivision of the South Three Quarters of the West Half of the South East Quarter of Section 17, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel ID Number: 19-17-419-037-0000 & 19-17-419-036-0000

Being the same which William Moskaites, married to Diane Moskaites by Deed Dated September 17, 2020 and recorded October 30, 2020 in the County of Cook, State of IL in 2030406102 conveyed unto Omg Home Solutions, LLC, an Illinois limited liability company.

Property commonly known as: 6158 South Menard Avenue, Chicago, IL 60638

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

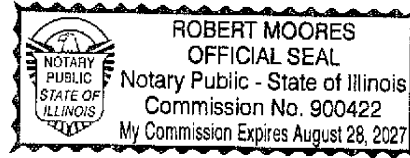
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 February 8, 2024.

Signature: Abel Trujillo
Grantor, or Agent

Subscribed and sworn to before me by the said Abel Trujillo this 8, day of February, 2024.

Robert Moore
Notary Public Robert Moore
My commission expires: 8/28/2027



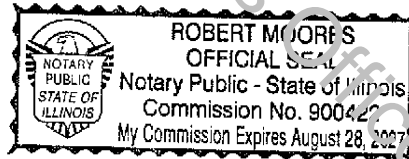
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 February 8, 2024.

Signature: Abel Trujillo
Grantee, or Agent

Subscribed and sworn to before me by the said Abel Trujillo this 8, day of February, 2024.

Robert Moore
Notary Public Robert Moore
My commission expires: 8/28/2027



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.)