

# UNOFFICIAL COPY

## QUIT CLAIM DEED Illinois Statutory

THE GRANTOR, LISA C. BEIMFORD, a single woman, for and in consideration of Ten and no/100 Dollars (\$10.00) in hand paid, **CONVEYS and QUILS CLAIM** to 1664 N BISSELL STREET LLC, an Illinois limited liability company, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s):  
Address of Real Estate:

14-32-425-110-0000  
1664 N. Bissell, Chicago, Illinois 60614

Grantor represents and warrants that the subject real estate is not subject to the Homestead Exemption Laws of the State of Illinois.

Dated this 18 day of April, 2024

  
LISA C. BEIMFORD

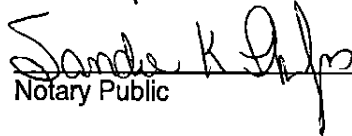
Florida  
STATE OF ~~ILLINOIS~~ ) SS:  
COUNTY OF ~~COOK~~ Volusia }

I, the undersigned, a Notary Public in and for said County, in said State aforesaid, DO HEREBY CERTIFY that LISA C. BEIMFORD, a single woman, 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.

Given under my hand and official seal, this 18 day April, 2024.



SANDRA K PHELPS  
Commission # HH 289417  
Expires August 11, 2026

  
Notary Public

### PREPARED BY AND AFTER RECORDING MAIL TO:

Mark F. Zaenger  
Nisen & Elliott, LLC  
180 N. La Salle Street, Suite 3600  
Chicago, Illinois 60601

### SEND SUBSEQUENT TAX BILLS TO:

Lisa C. Beimford  
2110 Villa Way  
New Smyrna Beach, FL 32169

#### REAL ESTATE TRANSFER TAX

08-May-2024



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

14-32-425-110-0000 | 20240501695000 | 0-239-294-768

#### REAL ESTATE TRANSFER TAX

07-May-2024



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

14-32-425-110-0000 | 20240501695000 | 1-440-110-896

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

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 152 (EXCEPT THE NORTHWESTERLY 13.802 FEET THEREOF) AND THE NORTHWESTERLY 4,789 FEET OF LOT 153 (EXCEPT FROM SAID LOTS 152 AND 153, THE SOUTHWESTERLY 50 FEET THEREOF) IN SUBDIVISION OF BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of paragraph (e)  
35 ILCS 200/31-45, Real Estate Transfer Tax Law.

4/24/21 Cassidy Veneta  
Date Buyer, Seller Representative

Property of Cook County Clerk's Office

# 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: 04 | 24 | 2024

SIGNATURE: *Carolyn Vernola*  
GRANTOR or AGENT

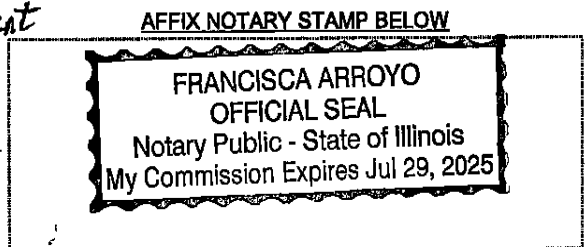
### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Carolyn Vernola, agent

On this date of: 04 | 24 | 2024

NOTARY SIGNATURE: *Francisca Arroyo*



### 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: 04 | 24 | 2024

SIGNATURE: *Carolyn Vernola*  
GRANTEE or AGENT

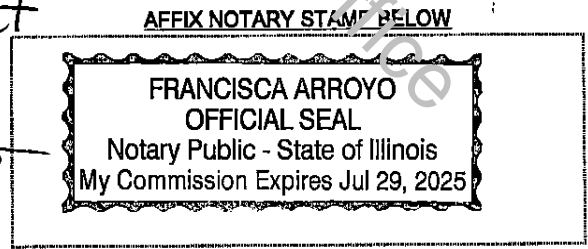
### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): Carolyn Vernola, agent

On this date of: 04 | 24 | 2024

NOTARY SIGNATURE: *Francisca Arroyo*



**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)**