

UNOFFICIAL COPY

Doc#: 2414924387 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/28/2024 2:26 PM Pg: 1 of 3

QUIT CLAIM DEED

Dec ID 20240501609340

ST/Co Stamp 0-487-494-960 ST Tax \$0.00 CO Tax \$0.00

City Stamp 0-755-930-416 City Tax \$0.00

GIT
41079667
(1 of 4)

THE GRANTOR, 6575 North Avondale Avenue, L.P., an Illinois limited partnership, of Chicago, Cook County, Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and QUILTS CLAIM to 6575 N. Avondale Avenue, LLC, an Illinois limited liability company, all interest in the following described Real Estate situated in Cook County, Illinois, legally described as follows:

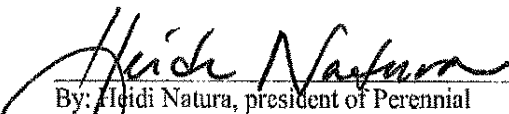
Lot 4 in Zeman's Resubdivision of part of Blocks 3 and 9 in Lowry's Addition to Norwood Park in the south 1/2 of Section 36, Township 41 North, Range 12, East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Title of Cook County, Illinois on March 21, 1979 as document number 3081880.

COMMONLY KNOWN AS: 6575 N. Avondale Avenue, Chicago, Illinois 60631
PARCEL NO.: 09-36-424-033-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

DATED this 14 day of March 2024.

6575 North Avondale Avenue, L.P.


By: Heidi Natura, president of Perennial
Management Corporation, general partner of 6575
North Avondale Avenue, L.P.

Exempt Under Provisions of Paragraph (e) of Section 31-45 of the Property Tax Code.

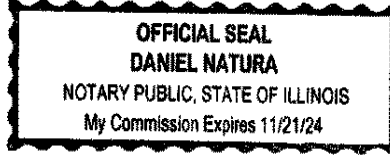

Heidi Natura

03.14.2024
Date

Mail to & Joseph R. Ziccardi
Prepared by: 77 W. Washington Street
Suite 705
Chicago, Illinois 60602

Send tax bills to: 6575 N. Avondale Avenue, LLC
6575 N. Avondale
Chicago, Illinois 60631

UNOFFICIAL COPY




STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Heidi Natura, president of Perennial Management Corporation, general partner of 6575 North Avondale Avenue, L.P., 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, including the release and waiver of the right of homestead.



Given under my hand and notarial seal this 14th of March 2024.

Daniel Natura
Notary Public

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		24-May-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

09-36 424-033-0000 | 20240501609340 | 0-155-930-416
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		24-May-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

09-36 424-033-0000 | 20240501609340 | 0-487-494-960

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

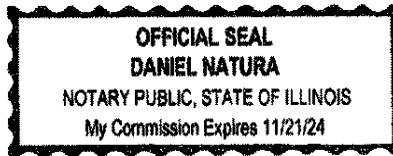
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: 19 March 2024

Signature *Daniel Natura*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 19th day of March 2024

Notary Public *Daniel Natura*



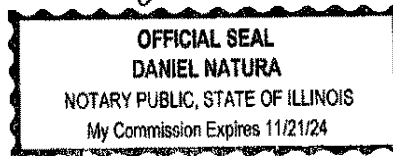
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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: 19 March 2024

Signature *Daniel Natura*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 19th day of March 2024

Notary Public *Daniel Natura*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)