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Prepared By:

Acuity Title
5215 Old Orchard Rd.
*****Suite 440*****
Skokie, IL 60077

Doc#: 2415120207 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/30/2024 11:58 AM Pg: 1 of 6

Doc ID 20240301661086

ST/Co Stamp 1-108-391-216 ST Tax \$0.00 CO Tax \$0.00

City Stamp 0-513-398-064 City Tax \$0.00

Recording of Quit Claim Deed

4015 N RIDGEWAY AVE, CHICAGO IL 60618

PIN: 13-14-331-015-0000

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QUIT CLAIM DEED

Statutory (Illinois)

THE GRANTORS:

PAUL T. FITZPATRICK and ELIZABETH FITZPATRICK, husband and wife, of the City of Evanston, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, CONVEYS and QUIT CLAIM to **4015 N RIDGEWAY LLC, an Illinois Limited Liability Company**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: *See Attached Legal Description*

PIN: 13-14-331-016-0000 *ave*
STREET ADDRESS: 4015 N. Ridgeway, Chicago, Illinois 60618

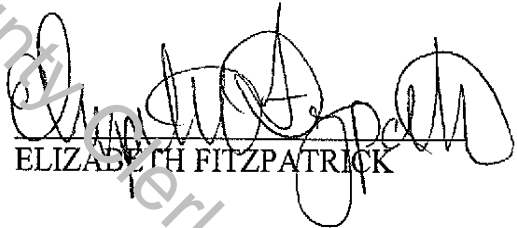
This Deed is exempt under provisions of paragraph (E); section 4 of the Illinois Real Estate Transfer Act and also exempt under provisions of paragraph E of the Cook County Real Property Ordinance.

TO HAVE AND TO HOLD said premises for and to the use and behoof of the following named party or parties:

Dated this 18 day of March, 2024

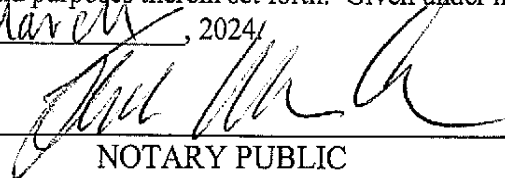


PAUL T. FITZPATRICK



ELIZABETH FITZPATRICK

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAUL T. FITZPATRICK and ELIZABETH FITZPATRICK, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 18 day of March, 2024/



NOTARY PUBLIC



Prepared by and Mail to: Heidi Weitmann Coleman, PC, 7301 N. Lincoln Ave., Suite 140, Lincolnwood, Illinois 60712

Grantor Address: 4015 n. Ridgeway Ave, Chicago IL 60618

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LEGAL DESCRIPTION:

Lot 22 and the South 6 1/2 feet of Lot 21 in Block 28 in the subdivision of Blocks 1 to 31 inclusive, in W.B. Walker's Addition to Chicago, in the Southwest 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-14-331-015-0000

Commonly known as: 4015 N. Ridgeway Avenue, Chicago, Illinois 60618

Tax Bill
4015 N. Ridgeway LLC
4015 N. Ridgeway
Chicago Il. 60618

Exempt under provisions of Paragraph E
35 ILCS 200/2-1-4, Property Tax Code
3/18/24
Date Buyer, Seller, or Representative

Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their knowledge, the name of the grantor 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, 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 this 18th day of March, 2024. *Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by and said Heidi Weitmann Coleman this 18th day of March, 2024.

Notary Public Susan M. Hoveke

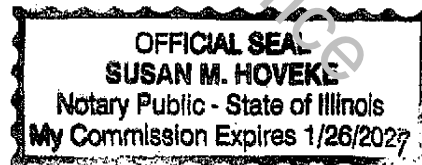


The grantee or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 this 18th day of March, 2024. *Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by and said Heidi Weitmann Coleman this 18th day of March, 2024.

Notary Public Susan M. Hoveke





Note: Any person who knowingly submits a false statement concerning the identity of a grantor/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 Illinois Real Estate Transfer Tax Act.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	30-May-2024
	
	
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00
13-14-331-015-0000 20240301661086 1-108-391-216	

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		30-May-2024
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *



13-14-331-015-0000 | 20240301661086 | 0-513-398-064

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