

MAIL TO:

Daniel G. Quinn, Esq.  
Law Office of Daniel G. Quinn, P.C.  
4479 Central Avenue  
Western Springs, IL 60558



Doc# 2416908005 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/17/2024 10:33 AM

PAGE: 1 OF 3

NAME & ADDRESS OF TAXPAYER:

Matthew William Cullen  
3725 W Belden Ave, LLC  
4131 N. Francisco Ave.  
Chicago, IL 60618

THE GRANTOR, MATTHEW W. CULLEN and ELIZABETH WALSH CULLEN, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEY AND QUIT CLAIM to 3725 W BELDEN AVE, LLC, an Illinois limited liability company, with its principal office located at 4131 N. Francisco Ave., Chicago, Illinois, all of their right, title and interest in and to 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 incorporated herein.

Address of Property: 3725 W. Belden Avenue, Chicago, IL 60647

P.I.N.: 13-35-111-012-0000

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF GRANTORS.

Dated this 6<sup>th</sup> day of MAY, 2024.

Matthew W. Cullen  
MATTHEW W. CULLEN

Elizabeth Walsh Cullen  
ELIZABETH WALSH CULLEN

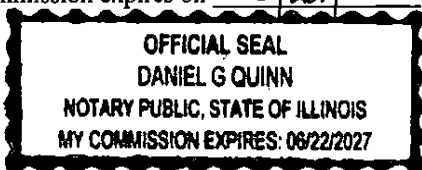
State of Illinois )  
) SS  
County of Cook )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, certify that MATTHEW W. CULLEN and ELIZABETH WALSH CULLEN, personally 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 and delivered the instrument as their free and voluntary act, as Trustee aforesaid, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 6<sup>th</sup> day of May, 2024.

Daniel G. Quinn  
Notary Public

My commission expires on 6/22, 2027.



EXEMPT UNDER PROVISIONS OF PARAGRAPH e,  
SECTION 31-45, ILLINOIS REAL ESTATE TRANSFER TAX ACT

DATE: May 6, 2024

Daniel G. Quinn  
Signature of Grantor or Representative

NAME AND ADDRESS OF PREPARER:

Daniel G. Quinn, Esq., Law Office of Daniel G. Quinn, P.C., 4479 Central Avenue, Western Springs, IL 60558

# UNOFFICIAL COPY


## EXHIBIT "A"

### LEGAL DESCRIPTION



LOT 16 IN CHARLES S. NEERO'S SUBDIVISION OF LOT 2 IN THE SUBDIVISION OF BLOCKS 3 AND 4 IN HAMBLETON'S SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3725 W. Belden Avenue, Chicago, IL 60647

P.I.N.(s): 13-35-111-012-0000

REAL ESTATE TRANSFER TAX		17-Jun-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-35-111-012-0000 | 20240601628422 | 0-421-256-496  
 \* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		17-Jun-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-35-111-012-0000 | 20240601628422 | 1-455-791-408

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

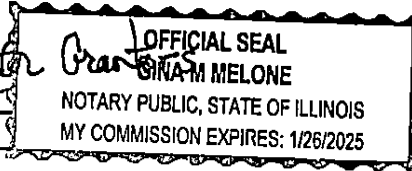
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 6, 2024

Signature: \_\_\_\_\_

*Jarvis H. Jones*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Daniel G. Quian, Atty/Agent for Grantor  
This 6<sup>th</sup> day of May, 2024  
Notary Public Gina M. Melone



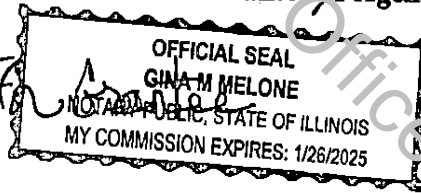
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date May 6, 2024

Signature: \_\_\_\_\_

*Jarvis H. Jones*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Daniel G. Quian, Atty/Agent for Grantor  
This 6<sup>th</sup> day of May, 2024  
Notary Public Gina M. Melone



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.)