



Doc# 2416908006 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

MAIL TO:

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

NAME & ADDRESS OF TAXPAYER:

Matthew William Cullen
3703-05 N Lavergne Ave, LLC
4131 N. Francisco Ave.
Chicago, IL 60618

THE GRANTORS, MATTHEW CULLEN and ELIZABETH 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 3703-05 N LAVERGNE 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: 3705 N. Lavergne Avenue, Chicago, IL 60641

P.I.N.: 13-21-222-018-0000

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF GRANTORS.

Dated this 6th day of MAY, 2024.

[Signature]
MATTHEW CULLEN

[Signature]
ELIZABETH CULLEN

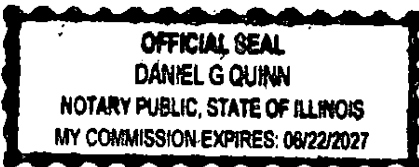
State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, certify that MATTHEW CULLEN and ELIZABETH 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 6th day of May, 2024.

[Signature]
Notary Public

My commission expires on June 22, 2027.



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

DATE: May 6 2024
[Signature]
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 7 IN RESUBDIVISION OF LOTS 33 AND 46 IN KOESTER AND ZANDER'S GRAYLAND PARK ADDITION TO IRVING PARK A SUBDIVISION OF LOT 1 IN CIRCUIT COURT PARTITION IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



COMMONLY KNOWN AS: 3705 N. Lavergne Avenue, Chicago, IL 60641

P.I.N.: 13-21-222-018-0000

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

13-21-222-018-0000 | 20240601628473 | 1-959-288-112

* 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 |

13-21-222-018-0000 | 20240601628473 | 1-154-456-880

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, 2024

Signature: *Daniel G. Quinn*
Grantor or Agent

Subscribed and sworn to before me
By the said Daniel G. Quinn, Atty/Agent for Grantor
This 6th 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: *Daniel G. Quinn*
Grantee or Agent

Subscribed and sworn to before me
By the said Daniel G. Quinn, Atty/Agent for Grantee
This 6th 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.)