

QUITCLAIM DEED
(LLC to Individual)
(Illinois)

UNOFFICIAL COPY



Doc#: 0701245062 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2007 02:42 PM Pg: 1 of 2

THIS AGREEMENT, made this 8 day of January, 2007, between 421 Adams, L.L.C., an Illinois Limited Liability Company, by Sean Pinney, its manager, a company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part and Ruth Anne Malone, a married woman, of 204 Fuller Lane, Wilmette, Illinois 60093 party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 Dollars and 00/100 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the President of said company, by these presents does REMISE, RELEASE, ALIEN, CONVEY and QUITCLAIM unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 17 IN FLOCK 4 IN CULVER AND JOHNSON'S ADDITION TO GLENCOE IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

AND COMMONLY KNOWN AS 421 ADAMS, GLENCOE, ILLINOIS 60022
PERMANENT INDEX NUMBER: 05-07-405-018-0000

THIS IS NOT HOMESTEAD PROPERTY

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2006 and subsequent years.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

421 Adams, L.L.C.; an Illinois Limited Liability Company

By: [Signature]
Manager

This instrument was prepared by: Rosenthal Law Group, LLC, Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712
AFTER RECORDING, MAIL TO:
Rosenthal Law Group, LLC
Phillip I. Rosenthal
3700 W. Devon, Suite E
Lincolnwood, Illinois 60712
297-0

SEND SUBSEQUENT BILLS TO:

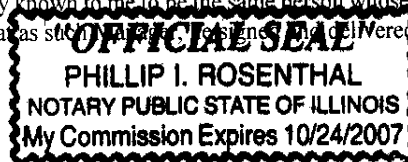
Ruth Anne Malone
204 Fuller Lane
Wilmette, Illinois 60093

[Signature] 1/8/07

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Sean Pinney, is personally known to me to be the Manager of 421 Adams, LLC, an Illinois Limited Liability Company, and 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 severally acknowledged that as such he is the free and voluntary act of said company, for the uses and purposes therein set forth.



Notary Public: [Signature]

Given under my hand and official seal, this 8 day of January, 2007. My Commission Expires: 10/24/07

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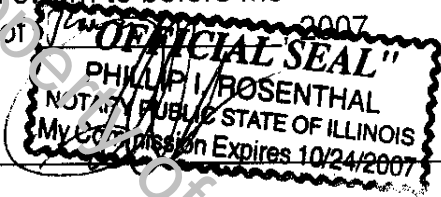
STATEMENT BY GRANTOR AND GRANTEE

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 1/8/07 Signature: [Signature]
Grantor or Agent
421 Adams, LLC

Subscribed and sworn to before me
this 8 day of Jan, 2007.

Notary Public _____

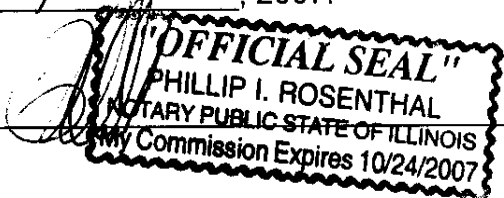


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1/8/07 Signature: [Signature]
Grantee or Agent
Ruth Anne Malone

Subscribed and sworn to before me
this 8 day of Jan, 2007.

Notary Public _____



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 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 Tax Act.)