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The Talon Group # 164 3097
1 of 3 JK



Doc#: 0716405210 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/13/2007 02:58 PM Pg: 1 of 3

QUIT CLAIM DEED

The GRANTORS, JAMES ATHANASOPOULOS and MARK BAETZEL, of 180 West Washington 1210, Chicago, Illinois 60602, for and in consideration of TEN and no/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, do hereby CONVEY AND QUIT CLAIM in fee simple unto 3116 W. CORTLAND, LLC, an Illinois limited liability company, Chicago, Illinois 60602, GRANTEE, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Address: 3116 W. Cortland, Chicago, Illinois 60647

Legal Description: LOT 13 IN BLOCK 2 IN OLSON'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF CLARKSON AVENUE, IN COOK COUNTY, ILLINOIS

PIN: 13-36-301-017-0000

THIS IS NOT HOMESTEAD PROPERTY.

TO HAVE AND TO HOLD said premises forever.

Dated this 18th day of May, 2007.

Mark Baetzel
MARK BAETZEL

James Athanopoulos
JAMES ATHANASOPOULOS

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State of Illinois)

County of COOK)

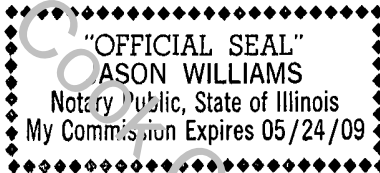
On May 18th, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James Athanasopoulos and Mark Baetzel, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as their free and voluntary act as for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of May, 2007



Notary public

5/24/2009
Commission expires



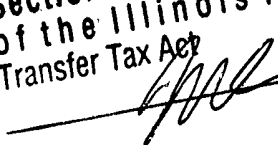
Prepared by 4

MAIL TO AND SEND TAX BILL TO:

3116 W. Cortland, LLC,
180 W. Washington, Suite 1210
Chicago, Illinois 60602

Attn: James Athanasopoulos

Exempt under provisions of
Section 4, Paragraph E,
of the Illinois Real Estate
Transfer Tax Act

 5-18-07

Property of Cook County Clerk's Office

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STATEMENT OF GRANTOR/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 18, 2007 Signature: James Athanasopoulos
Grantor or Agent

Subscribed and sworn to before me by the said James Athanasopoulos this 18th day of May, 2007.
Notary Public [Signature]



The grantee 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 18, 2007 Signature: James Athanasopoulos
Grantee or Agent

Subscribed and sworn to before me by the said James Athanasopoulos this 18th day of May, 2007.
Notary Public [Signature]



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.