

# UNOFFICIAL COPY

**Quit Claim Deed  
Statutory (Illinois)  
(LLC to LLC)**

THE GRANTOR, **2317 W. ARMITAGE CONDOMINIUMS, LLC**, a limited liability company, whose address is 6N323 Lloyd Avenue, Chicago, IL for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and QUIT-CLAIMS to **FB & J XIII, LLC**, an Illinois limited liability company, whose address is 4800 N. Harlem Ave, Harwood Heights, IL 60706, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:



Doc#: 1112529063 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 05/05/2011 04:01 PM Pg: 1 of 3

Above Space for Recorder's Use only

UNIT P-6 IN THE ARMITAGE POINTE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 18, 19 AND 20 IN BLOCK 4 IN PIERCE'S ADDITION TO HOLSTEIN, A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 31, 2008 AS DOCUMENT NUMBER 0821345088, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 14-31-301-044-1006

COMMON ADDRESS: 2317 W ARMITAGE AVE, UNIT P-6, CHICAGO, IL 60647

SUBJECT TO: covenants, conditions and restrictions of record and to general taxes for 2010 and subsequent years not yet due and payable.

[Signature page follows]

Exempt under Real Estate Transfer Tax Law 35 ILCS 300/31-45	
sub par. <u>E</u>	and Cook County Ord. 93-0-27 par. <u>4</u>
Date <u>5/5/11</u>	Sign. <u>[Signature]</u>

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date of May 4<sup>th</sup>, 2011.

**GRANTOR:**

**2317 W. ARMITAGE CONDOMINIUMS, LLC**, an Illinois limited liability company

By: [Signature]  
Amer Altawil, Manager

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

The undersigned, a Notary Public in and for the State and County aforesaid, does hereby certify that Amer Altawil, Manager of 2317 W. Armitage Condominiums, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

[Signature]  
Notary Public, State of Illinois

This transaction is exempt from real property transfer taxation pursuant to 35 ILCS 200/31-45(l) and section 3-33-060(M) of the Municipal Code of Chicago.

**2317 W. ARMITAGE CONDOMINIUMS, LLC**, an Illinois limited liability company

By: [Signature]  
Amer Altawil, Manager

Date: 5/4/2011



**AFTER RECORDING, MAIL TO:**  
Eugene S. Kraus, Esq.  
Scott & Kraus, LLC  
150 South Wacker Drive, Suite 2900  
Chicago, Illinois 60606

**SEND SUBSEQUENT TAX BILLS TO:**  
PB & J XIII, LLC  
4800 North Harlem Ave  
Harwood Heights, IL 60706

City of Chicago  
Dept. of Revenue  
**611418**



Real Estate  
Transfer  
Stamp

5/5/2011 15:49

**\$0.00**

dr00764

Batch 2,800,504

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## STATEMENT FOR GRANTOR OR 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, limited liability company 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 4, 2011

Signature: \_\_\_\_\_  
Grantor or Agent

SUBSCRIBED AND SWORN to before me by this 4<sup>th</sup> day of May, 2011

[Signature]  
Notary Public



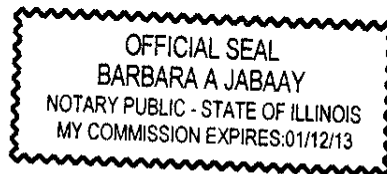
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, limited liability company or foreign corporation authorized to do business or acquire and hold title to 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 May 5, 2011

Signature: [Signature]  
Grantee or Agent *attorney*

SUBSCRIBED AND SWORN to before me this 5<sup>th</sup> day of May, 2011

[Signature]  
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 a Class A misdemeanor for subsequent offenses.