

UNOFFICIAL COPY



1136445020

QUIT CLAIM DEED

Doc#: 1136445020 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/30/2011 12:28 PM Pg: 1 of 3

Exempt under Real Estate Transfer
Tax Law 35 ILCS 200/31-45 sub
par. (e) and Cook County Ord.
93-0-27 par. (e)

Date: 12/30/11 Sig: *[Signature]*

The above space for recorder's use only

THE GRANTOR, MJ WALLACE, LLC, an Illinois limited liability company, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, **CONVEYS** and **QUIT CLAIMS** to **BRYAN JOHNSON**, a married man, of the City of Chicago, County of Cook, State of Illinois, **CHAD POZNIANSKY**, of the City of Chicago, County of Cook, State of Illinois, and **MATT JANKO**, a married man, of the City of Elmhurst, County of Cook, State of Illinois, as **TENANTS IN COMMON**, all of its interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 9 IN PETER FORTUNE'S SUBDIVISION OF LOT 7 AND THE NORTH 1/3 OF LOT 6 IN ASSESSOR'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO.: 20-04-320-008-0000

ADDRESS OF PROPERTY: 4617 S. Wallace St., Chicago, IL 60609

Subject to: general real estate taxes not due and payable at the time of transfer; covenants, conditions and restrictions of record; building lines and easements, if any.

THIS IS NON-HOMESTEAD PROPERTY.

Dated this 30th day of December, 20 11

By:

[Signature]
MJ WALLACE, LLC

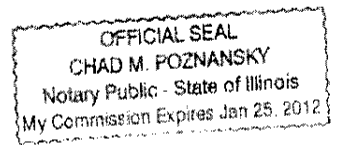
UNOFFICIAL COPY

State of Illinois)
) ss
County of Cook)

I, the undersigned a Notary Public in and for said county, in the state aforesaid, do hereby certify that Bryan Johnson, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and seal this 30th day of Dec., 2011.

Chad M. Poznansky
NOTARY PUBLIC



This instrument prepared by:

Chad M. Poznansky
Berek & Associates P.C.
2638 Patriot Blvd, Suite 100
Glenview, IL 60026

Tax bill and Mail deed to:

Bryan Johnson
3125 W. Fullerton, #212
Chicago, IL 60647

Property of Cook County Clerk's Office

UNOFFICIAL COPY**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

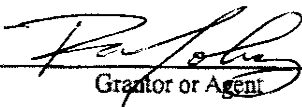
203 N. LASALLE ST. #2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000

FAX: (312) 621-5062

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated December 30, 2011 Signature: 
Grantor or Agent

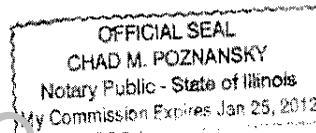
Subscribed and sworn to before me by the

said Bryan Johnson


this 30th day of Dec.

2011.


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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.


Dated December 30, 2011 Signature: 
Grantee or Agent

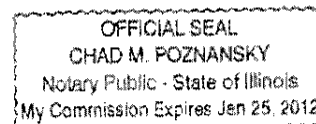
Subscribed and sworn to before me by the

said Bryan Johnson

this 30th day of Dec.

2011.


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.

[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.]