

# UNOFFICIAL COPY



Doc#: 1219110087 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/09/2012 02:22 PM Pg: 1 of 5

**This Instrument Prepared by:**  
Timothy P. McHugh, LTD  
Attorney  
360 W. Butterfield #300  
Elmhurst, IL 60126

**Return To & Mail Tax Statements To:**  
Daniel J. Cahill, III  
2119 W School Street  
Chicago, IL 60618

This space for recording information only

Property Tax ID#: 14-19-326-022-0000  
Order #: 13679591

## QUIT CLAIM DEED

Tax Exempt under 35 ILCS 31-45(e)

By: [ *Cahill Holdings LLC* ] DATED *5/3/12*  
CAHILL HOLDINGS, LLC f/k/a 2119 WEST SCHOOL

Dated this *3<sup>rd</sup>* day of *May*, 2012. WITNESSETH, that said GRANTOR, CAHILL HOLDINGS, LLC f/k/a 2119 WEST SCHOOL, for and in consideration of the sum of ZERO AND 00/100 (\$0.00) DOLLARS, and other good or valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby CONVEY and QUIT CLAIM unto DANIEL J. CAHILL, III, a married man, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 2119 W School Street, Chicago, IL 60618, and legally described as follows, to wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Assessor's Parcel No: 14-19-326-022-0000

Commonly known as: 2119 W School Street, Chicago, IL 60618

Being the same property conveyed to GRANTORS, by deed recorded *3/23/2005* as Instrument No. *0508250079*, of official records

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

City of Chicago  
Dept. of Finance  
623819

7/9/2012 9:03  
dr00198



Real Estate  
Transfer  
Stamp

\$0.00


Batch 4,934,289

5

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In testimony whereof, witness the signature of the Grantor on the date first written above.

CAHILL HOLDINGS, LLC f/k/a  
2119 WEST SCHOOL

  
\_\_\_\_\_  
DANIEL J CAHILL, III

STATE OF ILLINOIS )

COUNTY OF COOK )

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 31<sup>st</sup> day of MAY, 2012, By DANIEL J CAHILL, III, Its \_\_\_\_\_  
For: CAHILL HOLDINGS, LLC f/k/a 2119 WEST SCHOOL, who is personally known to me or who has produced \_\_\_\_\_, as identification, and who signed this instrument willingly.



\_\_\_\_\_  
NOTARY SIGNATURE  
My commission expires on: \_\_\_\_\_

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Clerk's Office

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Chicago Title Insurance Company

Commitment Number: 13679591

**EXHIBIT A  
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

Lot 46 in Block 1 in the Subdivision of Block 47 in Ogden's Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof) (together with all buildings and improvements thereof) in Cook County, Illinois.

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## PLAT ACT AFFIDAVIT

STATE OF Pennsylvania }  
 } SS.  
 COUNTY OF Allegheny }

Janice Gibson, being duly sworn on oath, states that Daniel J. Cahill, III resides at 2119 W. School Street, Chicago, IL 60618.  
 That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
 - OR -  
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedications of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the Amended Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiants further state that he/she/they make this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Janice Gibson

SUBSCRIBED and SWORN to before me  
 This 8th day of May, 2012

COMMONWEALTH OF PENNSYLVANIA  
 Notarial Seal  
 JoAnne P. D'Onofrio, Notary Public  
 Crafton Boro, Allegheny County  
 My Commission Expires Aug. 18, 2013  
 Member, Pennsylvania Association of Notaries

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## STATEMENT BY GRANTORS AND GRANTEES

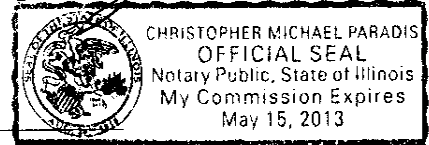
The grantors or their agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 5/3/12, 20\_\_\_\_ Signature: \_\_\_\_\_

Grantors or Agent

Subscribed and sworn to before Me by the said \_\_\_\_\_ this 3<sup>rd</sup> day of May, 2012

*Christopher Michael Paradis*



NOTARY PUBLIC \_\_\_\_\_

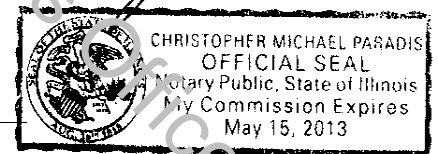
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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.

Date 5/3/12, 20\_\_\_\_ Signature: \_\_\_\_\_

Grantees or Agent

Subscribed and sworn to before Me by the said \_\_\_\_\_ This 3<sup>rd</sup> day of May, 2012

*Christopher Michael Paradis*



NOTARY PUBLIC \_\_\_\_\_

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)