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Doc#: 1300934032 Fee: \$44.00 Karen A. Yarbrough RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 01/09/2013 10:00 AM Pg: 1 of 3

QUIT CLAIM DEED Statutory (Illinois)

THE GRANTOR, Southbranch Investments, LLC, an Illinois limited liability company, 1470 S. Prairie Avenue, Chicago, lingois 60605, for and in consideration of Ten and 00/100 Dollars (\$10.00), in hand paid, CONVEY(3) and QUIT CLAIM(s) to 1652 Bell, LLC, an Illinois limited liability company, 1652 N. Bell Avenue, Chicago, Illinois 60647, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 5 AND THE SOUTH HALF OF LOT 4 IN BLOCK 2 IN MONROE'S SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31. TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-31-328-031-0000

Address of Real Estate: 1652 N. Bell Avenue, Chicago, Illinois 60647

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

Dated this 21st day of DECEMBER, 2012.

Southbranch Investments, LLC

By James P. Prendergast

ks: Manager

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	EXEMPT	under provisions	of Paragraph E,	Section 31-45 o	of Real Es	tate Transfer	Tax Act.
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Date: 12

Buver/Selfer/Representative

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 the acove stated person, personally known to me to be the same person whose name has been subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this That day of DECEMBER

"OFFICIAL SEAL" JAMES E. O'HALLORAN Notary Public, State of Illinois My Commission Expires 05/18/2013

Commission expires:

This Instrument was prepared by: James E. O'Halloran, O'Halloran Law Offices, 107 W. 1st Street, Elmhurst, IL 60126

After Recording, Mail to: James E. O'Halloran, O'Halloran Law Offic:s, 107 W. 1st Street, Elmhurst, IL 60126

Send Subsequent Tax Bills to: 1652 Bell, LLC, 1652 N. Bell Ave., Chicago, IL oco47

REAL ESTATE TRANSFER 01/07/2013 CHICAGO: \$0.00 CTA: \$0.00 TOTAL: \$0.00

14-31-328-031-0000 | 20130101600798 | A7QRQ7

REAL ESTATE TRA	01/09/2013	
	СООК	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00
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14-31-328-031-0000 | 20130101600798 | MSR4CD

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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: 12 21 , 2012

Subscribed and sworm of before me this 21st day of DECEMBER 2012

"OFFICIAL SEAL"

JAMES E. O'HALLORAN

Notary Public, State of Illinois

My Corumission Expires 05/18/2013

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: 12 /21 . 2012

Grantee or Agent

Subscribed and sworn to before me this 21st day

of DECEMBER, 2017

"OFFICYAL SEAL"

JAMES E. O'HALLORAN

Notary Public, State of Illinois
by Constitution (1987) 3/18/201

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 the provision of Section 4 of the Illinois Real Estate Transfer Tax Act).