

UNOFFICIAL COPY

Prepared By:

Leila H. Hansen, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

After Recording Mail To:

Peter H. Nuygen
2726 Vista Del Oro
Newport Beach, CA 92660

Mail Tax Statement To:

Peter H. Nuygen
2726 Vista Del Oro
Newport Beach, CA 92660



Doc#: 1303222036 Fee: \$44.00
Karen A. Yarbrough RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/01/2013 09:13 AM Pg: 1 of 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

TITLE OF DOCUMENT

The Grantor(s) **Western Dragon, L.L.C.**, for Zero (\$0.00) Dollars CONSIDERATION, in hand paid, convey(s) and quit claim(s) to Peter H. Nuygen, a Single Man, whose address is 3837 West Lexington Street, Chicago, Illinois 60624, all interest in the following described real estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

LOT 33 IN GARFIELD BOULEVARD ADDITION TO CHICAGO BEING A SUBDIVISION OF LOT 1 IN BLOCK 3 AND LOT 1 IN BLOCK 4 IN THE CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH RANGE 33 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Site Address: **3837 West Lexington Street, Chicago, Illinois 60624**

Permanent Index Number: **16-14-310-009-0000**

Prior Recorded Doc. Ref.: **Deed: Recorded: May 8, 2007; Doc. No. 0712854140**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; However, subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; To have and to hold said premises forever.

When the context requires, singular nouns and pronouns, include the plural.

REAL ESTATE TRANSFER 01/31/2013



CHICAGO: \$0.00
CTA: \$0.00
TOTAL: \$0.00

16-14-310-009-0000 | 20130101605854 | VT7J5H

REAL ESTATE TRANSFER 01/31/2013



COOK \$0.00
ILLINOIS: \$0.00
TOTAL: \$0.00

16-14-310-009-0000 | 20130101605854 | ZF9VND

4

UNOFFICIAL COPY

Dated this 13 day of July, 2012.

Western Dragon, L.L.C.

BY: *Peter Nuygen*

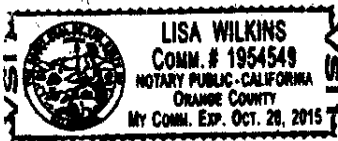
Printed Name & Title: Peter Nuygen, as Managing Member

ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Orange) ss

The foregoing instrument was acknowledged before me this 13th day of July, 2012, by Peter Nuygen, as Managing Member of Western Dragon, L.L.C., a Illinois limited liability company, on behalf of the limited liability company

NOTARY STAMP/SEAL



Lisa Wilkins

NOTARY PUBLIC

Lisa Wilkins

PRINTED NAME OF NOTARY

MY Commission Expires: October 28, 2015

AFFIX TRANSFER TAX STAMP OR	
Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. <u>E</u> and Cook County Ord. 93-0-27 par. <u>E</u> .	
<u>7/16/12</u> Date	<u><i>Kathryn</i></u> Buyer, Seller or Representative

UNOFFICIAL COPY

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 13 July, 2012.

Signature: 
Western Dragon, L.L.C.

Subscribed and sworn to before me
by the said, Western Dragon, L.L.C.,
this 13th day of July, 2012.



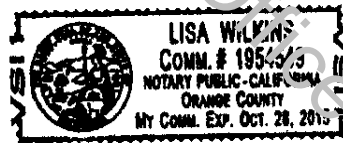
Notary Public: 

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 13 July, 2012.

Signature: 
Peter H. Nuygen

Subscribed and sworn to before me
by the said, Peter H. Nuygen,
this 13th day of July, 2012.



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

UNOFFICIAL COPY

AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF California)
COUNTY OF Orange) ss

Western Dragon, L.L.C., being duly sworn on oath, states that he/she resides at 3837 West Lexington Street, Chicago, IL 60624 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is 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 land is between owners of adjoining and contiguous land.
5. The conveyance is 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 is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

[Signature]
Western Dragon, L.L.C.

SUBSCRIBED AND SWORN to before me this 13th day of July, 2012 Western Dragon, L.L.C..

[Signature]
Notary Public
My commission expires: October 28, 2015

