

UNOFFICIAL COPY

QUIT CLAIM DEED
ILLINOIS STATUTORY



MAIL TO:

Daniel G. Quinn, Esq.
4479 Central Avenue
Western Springs, Illinois 60558

Doc#: 1322848001 Fee: \$44.00
RHSP Fee: \$9.00 RPHI Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/16/2013 09:20 AM Pg: 1 of 4

NAME & ADDRESS OF TAXPAYER:

Mr. Joseph Ghandour
1400 Waterside Drive
Bolingbrook, IL 60490

THE GRANTOR, ELM AVE. HOLDINGS, LLC, an Illinois limited liability company, with its principal office located at 1400 Waterside Drive, Bolingbrook, IL 60490, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid,

CONVEYS AND QUIT CLAIMS to JOSEPH GHANDOUR of 1400 Waterside Drive, Bolingbrook, County of DuPage, State of Illinois, all of its right, title and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See legal description attached hereto as Exhibit "A" and incorporated herein.

Address of Property: 3318 Elm Avenue, Brookfield, IL 60513

P.I.N.: 15-34-214-026-0000

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF GRANTEE.

Dated this 5th day of August, 2013.

ELM AVE. HOLDINGS, LLC

By: [Signature]

JOSEPH GHANDOUR, Member/Manager

By: [Signature]

JOHN BOCHANTINE, Member/Manager

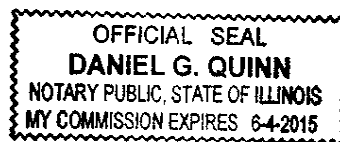
State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, certify that JOSEPH GHANDOUR, personally known to me to be the Manager of Elm Ave. Holdings, LLC, and personally known to me to be 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 and delivered the instrument, pursuant to authority given by the Members of said limited liability company, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 5th day of August, 2013.

[Signature]
Notary Public

My commission expires on June 4, 2015.



UNOFFICIAL COPY

State of Illinois)
) SS
County of COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, certify that JOHN BOCHANTINE, personally known to me to be the Manager of Elm Ave. Holdings, LLC, and personally known to me to be 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 and delivered the instrument, pursuant to authority given by the Members of said limited liability company, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8th day of August, 2013.

Daniel G. Quinn
Notary Public

My commission expires on June 4, 2015.



EXEMPT UNDER PROVISIONS OF PARAGRAPH e,
SECTION 31-45, ILLINOIS REAL ESTATE TRANSFER TAX ACT
DATE August 9, 2013

Daniel G. Quinn Representative
Signature of Grantor or Representative Agent for Grantor

NAME AND ADDRESS OF PREPARER:
Daniel G. Quinn, Esq., 4479 Central Avenue, Western Springs, Illinois 60558

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 7 IN BLOCK 21 IN BROOKFIELD MANOR, A SUBDIVISION IN THE NORTHEAST ¼ (EXCEPT THE RIGHT OF WAY OF THE SUBURBAN RAILROAD COMPANY) OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3318 Elm Avenue, Brookfield, IL 60513

P.I.N.: 15-34-214-025-0000

Property of Cook County Clerk's Office

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 August 8, 2013



Elm Ave. Holdings, LLC

Signature: [Signature]
Joseph Ghandour **Grantor or Agent**
Member/Manager

Subscribed and sworn to before me
By the said Elm Ave Holdings, LLC (Grantor)
This 8th day of August, 2013
Notary Public Daniel G. Quinn

[Signature]
John Bochantine,
Member/Manager

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 title to real estate under the laws of the State of Illinois.

Date August 8, 2013

Signature: [Signature]
Joseph Ghandour **Grantee or Agent**

Subscribed and sworn to before me
By the said Joseph Ghandour (Grantee)
This 8th day of August, 2013
Notary Public Daniel G. Quinn



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.)