

# UNOFFICIAL COPY



Doc#: 1333762033 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/03/2013 01:41 PM Pg: 1 of 3

This document prepared by  
and after recording return to:

Brian D. LeVay  
Latimer LeVay Fyock  
55 W. Monroe, Suite 1100  
Chicago, IL 60603

SA 9829015  
1/12  
D  
Tobin

## QUIT CLAIM DEED Statutory (ILLINOIS)

THE GRANTOR, RICHARD M. WAGNER, for and in consideration of TEN and No/100 (\$10.00) Dollars, in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and QUIT CLAIMS to GRANTEE, CARRINGTON COMMUNITY LLC, SERIES 6545 S TALMAN AVENUE, an Illinois series limited liability company, the following described real estate situated in the County of Cook, State of Illinois, to wit:

Commonly known as: 6545 S. Talman Avenue, Chicago, IL 60629  
PIN: 19-24-219-014-0000

### LEGAL DESCRIPTION:

LOT 25 IN CHARLES HULL EWING'S RESUBDIVISION OF LOTS 1 TO 48, BOTH INCLUSIVE, IN BLOCK 3 IN AVONDALE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: covenants, conditions, and restrictions of record.

The undersigned hereby expressly releases and waives any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

7 IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set hand and seal as of this day of November, 2013.

 (SEAL)  
RICHARD M. WAGNER

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SC  
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Box 400-CTCC

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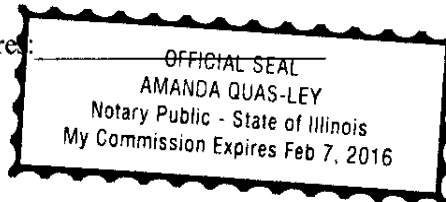
State of Illinois )  
                          )       ss.  
County of Cook    )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Richard M. Wagner 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 herein set forth.

Given under my hand and official seal this 7th day of November, 2013.

  
Notary Public

Commission expires:





Tax Bills Mailed To:  
Carrington Community LLC,  
Series 6545 S Talman Avenue  
32 Country Squire  
Palos Heights, IL 60463


**THIS DEED IS EXEMPT UNDER TAXATION UNDER  
35ILCS 200/31-45 PARAGRAPH E COOK COUNTY  
REAL PROPERTY TRANSFER TAX ORDINANCE  
SECTION 74-106 PARAGRAPH E CHICAGO REAL  
PROPERTY TRANSFER TAX SECTION 3-33-060**

  
Representative

DATE: 11/7/13

REAL ESTATE TRANSFER		11/11/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
	<b>TOTAL:</b>	<b>\$0.00</b>

19-24-219-014-0000 | 20131101600968 | Y810CV

REAL ESTATE TRANSFER		11/11/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	<b>TOTAL:</b>	<b>\$0.00</b>


19-24-219-014-0000 | 20131101600968 | AF94XY

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## STATEMENT BY GRANTOR/GRANTEE

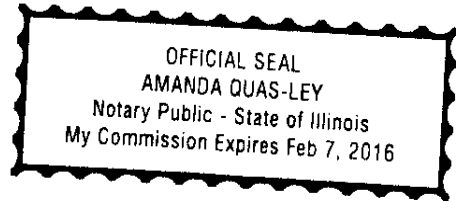
The **Grantor** or their agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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: as of 11 7, 2013

Signature: 


Subscribed and sworn to before me  
this 11/7/13

  
Notary Public



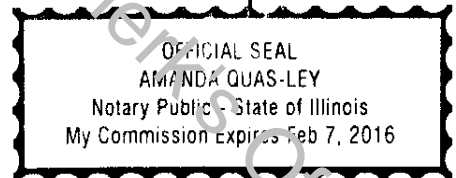
The **Grantee** or their agent affirms and verifies that the name of the **Grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in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

Dated: as of 11 7, 2013

Signature: 

Subscribed and sworn to before me  
this 11/7/13

  
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.)