



Doc#: 1421641258 Fee: \$42.00
RHSP Fee: \$9.00 APRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/04/2014 02:46 PM Pg: 1 of 3

QUIT CLAIM DEED
Statutory (Illinois) 89
(Corporation to Individual)

PLEASE RETURN TO:
BARRISTER TITLE
15000 SO. CICERO AVE.
OAK FOREST, IL 60452



14BAR 31462

(The Above Space For Recorder's Use Only)

THE GRANTOR, JEFF BV-COMMERCIAL, LLC, an Illinois series limited liability company, having its principal office at 7936 S. Cottage Grove, Chicago, IL 60619, for and in consideration of Ten (\$10.00) DOLLARS, in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and QUIT CLAIMS to Grantee, Tom Scianna, of 104 Carmella Court, Bloomingdale, IL 60108, County of Dupage, the following described real estate situated in County of Cook, State of Illinois, to wit:

MGR

Address of Real Estate: 646 South 23rd Avenue, Bellwood, IL 60104

Permanent Real Estate Index Number: 15-10-317-025-0000

LOT 48 IN CUMMINGS AND FOREMAN REAL ESTATE CORPORATION, 6TH ADDITION TO GOLF CLUB SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 7, 1925 IN BOOK 196 PLAT PAGE 41 AS DOCUMENT 8907387, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General Real Estate Taxes for 2013 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof; any special taxes or assessment for improvements heretofore completed; building lines and building restrictions; private, public and utility easements; covenants and restrictions of record as to use and occupancy; the general exceptions to the title commitment; local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relation to the Property; building code violations, liens and judgment; leases and tenancies; pending building code violations court cases; items appearing of record or that would be shown on a survey.

DATED THIS 7th DAY OF JULY, 2014.

VILLAGE OF BELLWOOD
REAL ESTATE TRANSFER TAX
09505 \$575.00

JEFF BV-COMMERCIAL, LLC

By:

Name: Gyna McElwee - Authorized Agent

REAL ESTATE TRANSFER TAX 04-Aug-2014



COUNTY: 57.50
ILLINOIS: 115.00
TOTAL: 172.50

UNOFFICIAL COPY

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 Gyna McElwee, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 7th day of JULY, 2014.

Commission expires: 4/9/2018

Ann M Stuart
NOTARY PUBLIC

This instrument prepared by:

Joseph M. Talarico
15000 S. Cicero Ave.
Oak Forest, IL 60452



MAIL TO:

PLEASE RETURN TO:
BARRISTER TITLE
15000 SO. CICERO AVE.
OAK FOREST, IL 60452

SEND SUBSEQUENT TAX BILLS TO:

~~Tom Scianna~~
Thomas Breen
619 S. Addison Rd.
Addison, IL 60101

~~Tom Scianna~~ TOM Scianna
12 104 CARMELA COURT
511 BLOOMINGDALE IL 60108

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

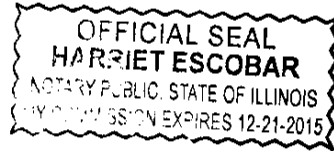
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: July 7, 20 14 Signature: *Cher Mylo*
Grantor or Agent

Subscribed and sworn to before me by the Said Agent

This 7th day of July
20 14

[Signature]
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 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: July 7, 20 14 Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me by the Said Agent

This 7th day of July
20 14

[Signature]
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, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)