



Doc#: 1426222143 Fee: \$72.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 09/19/2014 04:17 PM Pg: 1 of 5

DOCUMENT PREPARED BY:

Camille A. Coolidge, Esq.
Camille A. Coolidge, P.A.
One East Broward Blvd., Suite 700
Ft. Lauderdale, Florida 33301

SEND TAX STATEMENTS AND RECORDED DOCUMENTS TO:

American Homeowner Preservation _____
819 S. Wabash Avenue _____
Suite 606 _____
Chicago, IL 60605 _____

Return to: M.E. Wileman
Orion Financial Group, Inc.
2860 Exchange Blvd. Ste 100
Southlake, TX 76092

Property ID: 30095

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that LAKESIDE PORTFOLIO MANAGMENT, LLC, a Limited Liability Company, whose address is: One East Broward Blvd, Suite 700, Ft. Lauderdale, Florida 33301,

FOR THE FULL CONSIDERATION OF Ten Dollars and 00/100, (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has QUITCLAIMED and by these presents does grant, convey, release, and forever quitclaim to AMERICAN HOME OWNER PRESERVATION, LLC whose address is: 819 S. WABASH, SUITE 606, CHICAGO, IL 60605,

The following real property in the County of COOK, State of ILLINOIS:

Property Address: 11541 S. LAFAYETTE AVEN, CHICAGO, IL 60803

Legal Description: See attached Exhibit "A" attached and made a part hereto.

Parcel No: 25-21-407-010-0000

For the sum of ~~10.00~~ 95163.⁰⁰

Orion Financial Group Inc.






AVE, 11541 LAFAYETTE

12096562

Dated: 11/6/2013

Previous Deed Recorded _____, Document Number _____, at the COOK County Recorder's Office.

REAL ESTATE TRANSFER TAX		19-Sep-2014
	CHICAGO:	67.50
	CTA:	27.00
	TOTAL:	94.50

REAL ESTATE TRANSFER TAX		22-Sep-2014
	COUNTY:	4.50
	ILLINOIS:	9.00
	TOTAL:	13.50

UNOFFICIAL COPY

Notwithstanding anything herein to the contrary, there is excepted from this conveyance and reserved unto Grantor and its successors and assigns all of the oil, gas, and other mineral interests of whatsoever kind or nature in, on, under, and that may be produced from the Property not previously conveyed or reserved of record, and all rights pertaining thereto; provided, however, Grantor waives and relinquishes any and all rights to the use of the surface of the land conveyed hereby for exploration, development and/or production of such minerals.

GRANTOR'S ACKNOWLEDGEMENT

LAKESIDE PORTFOLIO MANAGEMENT, LLC,

Brian Plunkett

By: **Brian Plunkett**, Managing Member

Witnesses:

Alexa Kenon
Print: *Alexa Kenon*

Yvette Spinner
Print: *Yvette Spinner*

STATE OF FLORIDA

COUNTY OF BROWARD

I, the undersigned, a Notary Public in and for said County and said State hereby certify that Brian Plunkett, Lakeside Portfolio Management, LLC, a Limited Liability Company, is signed to the foregoing instrument, and who is known to me, was sworn before me, and acknowledged on this day that, being informed of the contents of said conveyance, he, as such representative and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

GIVEN under my hand and official stamp this 6 day of NOVEMBER, 2013.



Christina Cotto
Notary Public: State of Florida
Print name: CHRISTINA COTTO
Acting in and for Broward County, FL
My term expires: 1/10/2017

UNOFFICIAL COPY

GRANTEE'S ACKNOWLEDGEMENT

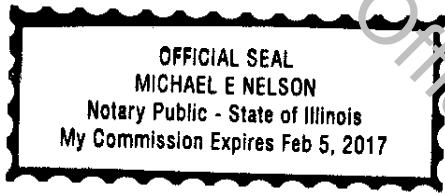
Grantee: AMERICAN HOMEOWNER PRESERVATION, LLC

BY: [Signature]
Name: Jorge Newbery
Its: managing member

STATE OF ILLINOIS
COUNTY OF COOK

On this the 29 day of NOVEMBER, 2013, before me personally appeared JORGE NEWBERY, and acknowledged that he signed and accepts said property, (_____), as the Grantee of this foregoing QUIT CLAIM DEED.

[Signature]
Notary Public: State of ILLINOIS
Print name: MICHAEL E. NELSON
Acting in and for COOK County, IL
My term expires: 02/05/17



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Exhibit A

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS: LOT 45 AND THE NORTH 1/2 OF LOT 44 IN BLOCK 3 IN FALLIS AND GANO'S ADDITION TO PULLMAN, A SUBDIVISION IN THE SOUTHEAST 1/4 SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PERMANENT PARCEL NUMBER: 25-21-407-010-0000

Commonly known as: 11541 S Lafayette Ave, Chicago, IL 60803

ID: 30095

Property of Cook County Clerk's Office

UNOFFICIAL COPY

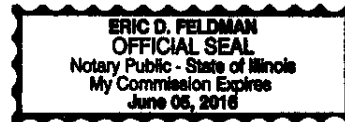
STATEMENT BY GRANTOR AND GRANTEE

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 Sept 19, 2014

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Enka Valle
This 19 day of September, 2014
Notary Public Eric Feldman



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 Sept. 19, 2014

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Roderic Fleming
This 19 day of September, 2014
Notary Public Eric Feldman



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.)