

UNOFFICIAL COPY

QUIT CLAIM DEED
ILLINOIS STATUTORY
(Individual to LLC)



Mail To:

Kevin Folkerts
2045 N Racine 2F
Chicago, IL 60614

Doc#: 1429417106 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/21/2014 03:16 PM Pg: 1 of 3

Send Subsequent Tax Bills To:

Praia Capital LLC
2045 N Racine 2F
Chicago, IL 60614

RECORDER'S STAMP

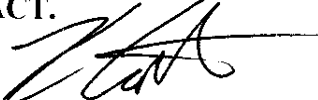
THE GRANTOR, Kevin Folkerts, an Individual, unmarried of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and QUIT CLAIM to PRAIA CAPITAL LLC, a Limited Liability Company organized under the state laws of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 305 IN DIVISION COURT CONDOMINIUM AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:


LOT 5 THROUGH 9, BOTH INCLUSIVE AND LOT 10 (EXCEPT THE SOUTH 12.83 FEET OF SAID LOT) IN BLOCK 1 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26220772 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

Sign:  Date: 9/15/14

Permanent Index Number: 17-04-404-026-1025
Property Address: 163 W. Division #305, Chicago, IL 60610

Dated this 15 day of SEPTEMBER, 2014.


Kevin Folkerts

City of Chicago
Dept. of Finance
676657



Real Estate
Transfer
Stamp
\$0.00

p-3

UNOFFICIAL COPY

STATE OF IL)
)SS
COUNTY OF cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Folkerts is personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 15 day of September, 2014.



Notary Public

My Commission Expires: 8/18/18



MAIL TO:

Praia Capital LLC
2045 N. Racine #2
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Praia Capital LLC
2045 N. Racine #2
Chicago, IL 60614

This instrument was prepared by:

Randall J. Boyer, Zucker & Boyer, Ltd., 3223 Lake Ave, Suite 15C-303, Wilmette, IL 60091

Property of Cook County Clerk's Office

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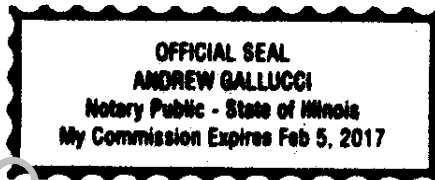
STATEMENT BY GRANTOR AND GRANTEE

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 OCTOBER 21, 2014

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said KEVIN FOLKEETS
This 21st, day of October, 2014
Notary Public [Handwritten Signature]

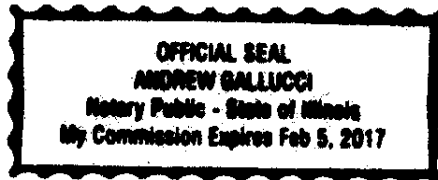


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 OCTOBER 21, 2014

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said KEVIN FOLKEETS
This 21st, day of October, 2014
Notary Public [Handwritten Signature]



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.)