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QUITCLAIM DEED Statutory (Illinois)



Doc#: 1432819127 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/24/2014 03:32 PM Pg: 1 of 3

400152105

RECORDER'S STAMP

THE GRANTOR(S) **AN Capital, LLC**, an Illinois limited liability company created and existing under and by virtue of the State of Illinois and duly authorized to transact business in the State of Illinois, for an in consideration of \$1.00 (one dollar), and other good and valuable consideration, in hand paid, CONVEY(S) and QUITCLAIM(S) to THE GRANTEE(S), **AN Capital Borrower, LLC**, a Delaware limited liability company, all interest in the following described Real Estate situated in Cook County, in the State of Illinois, commonly known 1342 Kingsbury Drive, Unit 3, Hanover Park, Illinois, legally described as:

Parcel 1: Unit 3 in Building 89, together with its undivided percentage interest in the common elements in Larkspur 6 condominium as delineated and defined in the declaration recorded as document 22628307, as amended from time to time, in Section 30, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: easements appurtenant to and for the benefit of parcel 1 for ingress and egress as set forth and defined in the declaration recorded as document 22628307, in Cook County, Illinois.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 07-30-300-023-1033

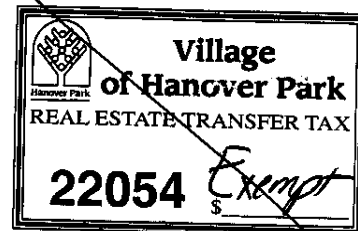
Property Address: 1342 Kingsbury Drive, Unit 3, Hanover Park, Illinois 60133

Dated this 16th day of October, 2014

Signature(s) of Grantor(s):

AN Capital, LLC

By: Nicholas Hansen
Authorized Signatory



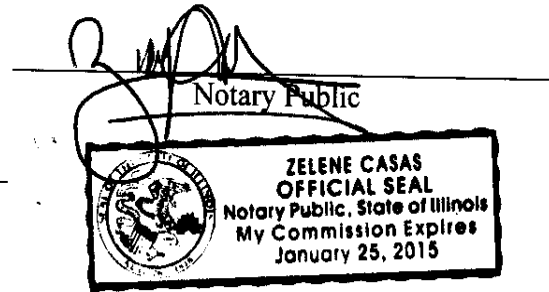
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STATE OF ILLINOIS }
 }
 } SS
COUNTY OF COOK }

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT Nicholas Hansen is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 16th day of October, 2014.



My commission expires 1/25/15

Exempt under provisions of the Real Estate Transfer Tax Code, 35 ILCS 200/31-45 (E).

Seller: [Signature]
By: Nicholas Hansen
Authorized Signatory

MAIL TO AND SEND TAX BILL TO:
AN Capital Borrower, LLC
626 W. Randolph Street
Suite 1
Chicago, IL 60661

PREPARED BY:
James C. Athanasopoulos, Esq.
626 W. Randolph, Suite 1
Chicago, IL 60661

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 and hold title to real estate under the laws of the State of Illinois

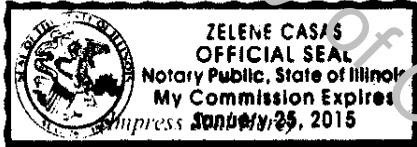
Date

10/16/14

Signature

[Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



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

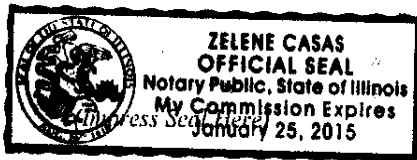
Date:

10/16/14

Signature:

[Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



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 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 Act.]