UNOFFICIAL COPY

QUIT CLAIM DEED

ILLINOIS STATUTORY

MAIL TO:

125

STEVEN MOLTZ PALMISANO & MOLTZ 19 S. LASALLE ST., SUITE 900 CHICAGO, IL 60603

NAME/ADDRESS OF TAXPAYER:

EMJM PROPERTIES, INC. 6348 N. MILWAUKEE AVE., #105 CHICAGO, IL 60546



1505113093 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 02/20/2015 03:12 PM Pg: 1 of 4

RECORDER'S STAMP

THE GRANTOR(S), JMMH INVESTMENTS LLC, a limited liability company created and existing under and by virgue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illineas, for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to GRANTEE: EMJM PROPERTIES, INC., an Illinois corporation, organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at the following address: 6348 N. Niilwaukee Ave., #105, Chicago, IL 60646, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Permanent Index Numbers: 16-12-320-027-1001 and 16-12-320-027-0002

Commonly Known as:

3020 W. WASHINGTON BLVD., UNITS 3020 A AND 3020-B

CHICAGO, IL 60612

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this_ day of February, 2015.

NORTH AMERICAN TITLE COMPANY

14-03695

JMMH INVESTMENTS LLC.

an Illinois limited liability company

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State of Illinois)
SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Joseph McFadden, personally known to me to be the Manager of JMMH Investments, LLC, an Illinois limited liability company, and 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 severally acknowledged that as such Manager he signed and delivered this said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this

_day of February, 201/5.

OFFICIAL SEAL
STEVEN E MOLTZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/04/18

Notary Public

My commission expires:

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF the Real Estate Transfer Tax Law 35 ILCS 200/31-45, sub-paragraph E, Cook County Ordinance 93-0-27, paragraph E; and Chicago Real Property Transfer Tax Ordinance 3-33-060, paragraph E.

Signature of Buyer, Seller, or Rep.

 CO'JNTY:
 0.00

 ILLINGS:
 0.00

 TOTAL:
 0.00

16-12-320-027-1001 20150201663126 ((-980-680-320

Date: February _______, 2015

This instrument prepared by:

Steven E. Moltz PALMISANO & MOLTZ 19 South LaSalle St., Suite 900 Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX		20-Feb-2015
<i>4</i> 53	CHICAGO:	0.00
(Land 19	CTA:	0.00
	TOTAL:	0.00
16-12-320-027-1001	20150201663126	1-188-593-280

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UNOFFICIAL COPY STATEMENT BY 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: February ______, 2015 Signature: _______ Grantor or Agent

Subscribed and (worn to before

me by the said Granion

this _____ day of February, 2015.

Notary Public

OFFICIAL SEAL STEVEN E MOLTZ NOTARY PUBLIC - STATE OF ILLINOIS

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: February _

Signature:

Grantee or Agent

Subscribed and sworn to before

me by the said Grantee

this ____ day of February 2

STEVEN E M NOTARY PUBLIC - STA

NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/04/18

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.)

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBERS 3020-A AND 3020-B IN THE CONSERVATORY PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 25.00 FEET OF LOT 8 IN GRAYDON AND LAWSON'S SUBDIVISON OF BLOCK 20 IN LEE AND OTHERS' SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE 1P!RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY AS A TACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 8, 2007 AS DOCIMENT NUMBER 0715915089, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1A:

THE EXCLUSIVE RIGHT TO THE USE OF P-1 AND P-2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0715915089.

Property Index Number: 16-12-320-027-1001 (Affects Unit 3020-A) and 16-12-320-027-1002 (Affects Unit 3020-B) and

Commonly Known As: 3020 W. Washington Blvd., Units 3020 A and 3020-B Chicago, Illinois 60612