

7095
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QUIT CLAIM DEED

ILLINOIS STATUTORY



1505113094

MAIL TO:

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

Doc#: 1505113094 **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 03:14 PM Pg: 1 of 4

NAME/ADDRESS OF TAXPAYER:

EMJM PROPERTIES, INC.
6348 N. MILWAUKEE AVE., #105
CHICAGO, IL 60646

RECORDER'S STAMP

THE GRANTOR(S), **JMMH INVESTMENTS LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, 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. Milwaukee 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: **16-12-320-029-1001**

Commonly Known as: **3024 W. WASHINGTON ST., UNITS 3024-A**
CHICAGO, IL 60612
BLVD.

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 16 day of February, 2015.

**NORTH AMERICAN
TITLE COMPANY**
14-03695

JMMH INVESTMENTS LLC,
an Illinois limited liability company

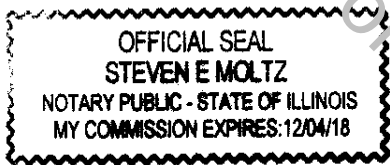
By: Joseph McFadden
Name: Joseph McFadden
Its: Manager

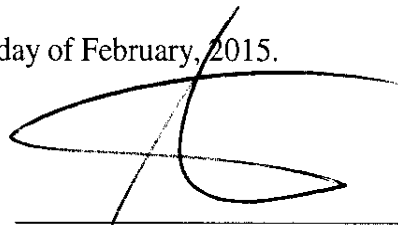
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State of Illinois)
) SS.
County of Cook)

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 4th day of February, 2015.

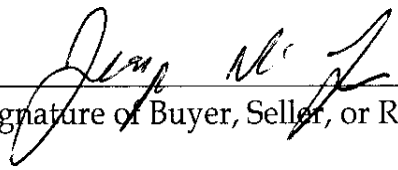






Notary Public

My commission expires: 12/4/18

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.

REAL ESTATE TRANSFER TAX		20-Feb-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-12-320-029-1001 20150201663141 1-382-284-928		

Date: February 4, 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
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
16-12-320-029-1001 20150201663141 2-051-997-312		

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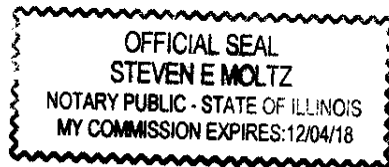
STATEMENT BY GRANTOR AND GRANTEE

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.

Dated: February 4, 2015 Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 4 day of February, 2015.

Notary Public

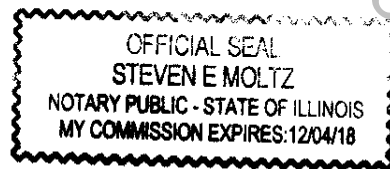


The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: February 4, 2015 Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 4 day of February, 2015.

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 NUMBER 3024-A IN THE 3024 W. WASHINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 25 FEET OF LOT 7 IN GRAYDON AND LAWSON'S SUBDIVISION OF BLOCK 20 IN LEE AND OTHERS' SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 22, 2008 AS DOCUMENT NUMBER 0811316035, 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-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0811316035.

Property Index Number: 16-12-320-029-1001 (Affects Unit 3024-A)

Commonly Known As: 3020 W. Washington Blvd., Units 3024-A, Chicago, Illinois 60612