



Doc#: 1510441006 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/14/2015 10:14 AM Pg: 1 of 3

QUIT CLAIM DEED
Statutory (Illinois)

14 BAR 32241
PLEASE RETURN TO:
BARRISTER TITLE
15000 SO. CICERO AVE.
OAK FOREST, IL 60452

(The Above Space for Recorder's Use Only)

THE GRANTOR Jeff BV -COMMERCIAL , LLC, an Illinois series limited liability company, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS AND QUIT CLAIMS to GRANTEE 7852 Eberhart LLC of 1539 Pearl Street, Boulder, CO 80302, an Illinois Corporation, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 446 E 79th Street aka 7852-56 South Eberhart, Chicago, IL

Permanent Index Number(s): 20-27-425-038-0000

SUBJECT TO: General Real Estate Taxes for 2014 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof any special taxes or assessment for improvements heretofore completed; building lines and building restrictions; private, public and utility easements; covenants and restrictions of record as to use and occupancy; the general exceptions to the title commitment; local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property; building code violations, liens and judgments; leases and tenancies; pending building code violations court cases; items appearing of record or that would be shown on a survey.

Dated this 7th day of April, 2015.

Jeff BV -COMMERCIAL , LLC

By: [Signature]

Name: Gyna McElwee [Signature]

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
 COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gyna McElwee, 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 acknowledged that it signed, sealed and delivered in the instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 7th day of April, 2015.



Harriet Escobar

 Notary Public

THIS INSTRUMENT PREPARED BY
 Joseph M. Talarico
 Talarico Law Group
 15000 S. Cicero Ave.
 Oak Forest, IL 60452

MAIL TO:

The Law Office of Cambi L. Cann, PC.
 555 W Madison Ave, Suite 2112
 Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:

7852 Eberhart LLC
~~446 E 79th Street aka 7852-56 South Eberhart~~
~~Chicago, IL~~ 1539 Pearl Street
 BOULDER, CO 80302

REAL ESTATE TRANSFER TAX		13-Apr-2015
	CHICAGO:	3,712.50
	CTA:	1,485.00
	TOTAL:	5,197.50
20-27-425-038-0000 20150401676682 0-926-320-000		

REAL ESTATE TRANSFER TAX		13-Apr-2015
	COUNTY:	247.50
	ILLINOIS:	495.00
	TOTAL:	742.50
20-27-425-038-0000 20150401676682 0-819-561-856		

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

LOTS 19, 20, 21, 22 AND 23 IN REIDS SUBDIVISION OF THE EAST 1/2 OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SECTION
27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office