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QUIT CLAIM DEED ILLINOIS STATUTORY



Doc#: 1511022095 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/20/2015 03:02 PM Pg: 1 of 4

THE GRANTOR(S), BB Flats LLC-Series A, a Delaware limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIMS to Brian Semel and Brooke Semel, husband and wife, as tenants by the entirety, of the City of Chicago, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2013, second installment, and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 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): 13-13-233-027-0000

Address(es) of Real Estate: 4418 N. Artesian Avenue, Chicago, IL 60625

Dated this 25th day of MARCH, 2015

BB Flats LLC-Series A
A Delaware limited liability company

By: [Signature]
Brian Semel, A Member

By: [Signature]
Brooke Semel, A Member

Exempt from transfer taxes pursuant to the provisions of Paragraph 4(e) of the Chicago Municipal and to the applicable provisions of the State of Illinois Transfer Act. This deed is exempt under Illinois Compiled Statutes, Chapter 35 ILCS, Paragraph 200/31-45 under paragraph (e) for deeds or trust documents where the actual consideration is less than \$100.

Date 3/25/15

[Signature]
Authorized Representative

CCRD REVIEWER [Signature]

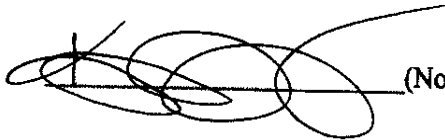
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STATE OF ILLINOIS, COUNTY OF COOK ss.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian Semel and Brooke Semel, as Members of BB Flats LLC-Series A, a Delaware limited liability company, personally known to me to be the same persons whose names 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 and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of March, 2015





 (Notary Public)

Prepared By: Frank W. Jaffe
 JAFFE & BERLIN, LLC
 111 W. Washington St.
 Suite 900
 Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX		20-Apr-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
13-13-233-027-0000 20150401675729 1-172-804-992		

Mail To:
 Frank W. Jaffe
 JAFFE & BERLIN, LLC
 111 W. Washington Street, Suite 900
 Chicago, IL 60602

REAL ESTATE TRANSFER TAX		20-Apr-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-13-233-027-0000 20150401675729 1-312-340-352		

Name & Address of Taxpayer:
 Brian and Brooke Semel
 4418 N. Artesian, Unit 1
 Chicago, IL 60625

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EXHIBIT A

ADDRESS: 4418 N. ARTESIAN AVENUE, CHICAGO, ILLINOIS 60625

PIN: 13-13-233-027-0000

LEGAL: LOT 14 IN BLOCK 13 IN NORTHWEST LAND ASSOCIATION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 AND THE EAST 33 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 SOUTH OF THE RIGHT OF WAY OF NORTHWESTERN ELEVATED RAILROAD COMPANY'S OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 3/25/15

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Brian Sewel
THIS 25th DAY OF March
2015.



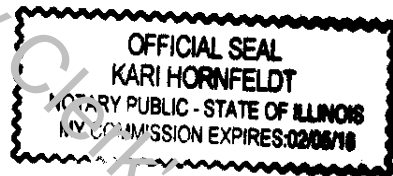
NOTARY PUBLIC [Signature]

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, 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 3/25/15

Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Brian Sewel
THIS 25th DAY OF March
2015.



NOTARY PUBLIC [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 offence 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.]