

**QUIT CLAIM DEED**  
**Individual to LLC**

**UNOFFICIAL COPY**

THE GRANTOR  
**Shannon Mathison**  
of the city of *Chicago*,  
County of *Cook*, State of *Illinois*,  
for the consideration of *Ten and*  
*00/100's* Dollars, and other good  
and valuable consideration, in hand  
paid CONVEYS and QUIT CLAIMS  
to:



Doc#: 1512818022 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/08/2015 09:26 AM Pg: 1 of 5

**SME7328, LLC**  
*Chicago, Illinois 60649*  
*4441 S. State St*  
*Chicago, IL 60659*

all interest in the following described  
Real Estate situated in Cook County,  
Illinois, commonly known as

Above space for recorder's use only

**7828 S. Burnham Avenue**  
**Chicago, Illinois 60636,**  
legally described as follows:

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

THIS IS NON-HOMESTEAD REAL PROPERTY SUBJECT TO: covenants,  
conditions, and restrictions of record, easements, building lines, and general taxes for  
2014 and subsequent years.  
See "Permitted Title Exceptions" on Exhibit B attached hereto and incorporated herein by  
this reference.

**Permanent Real Estate Index Numbers: 21-30-331-038-1001; 21-30-331-038-1002;**  
**21-30-331-038-1003**

**Address of Real Estate: 7828 South Burnham Ave., Chicago, Illinois 60636**

DATED THIS 30 day of April, 2015.

  
\_\_\_\_\_  
(SEAL)  
**SHANNON MATHISON**

EXEMPT FROM TAXATION UNDER THE PROVISION  
OF PARAGRAPH 5 SECTION 4 OF THE  
ILLINOIS REAL ESTATE TRANSFER TAX ACT AND  
PARAGRAPH 5 SECTION 4 OF THE COOK  
COUNTY TRANSFER TAX ORDINANCE

4/30/15  
Date

  
Buyer, Grantor or Representative

REC'D REVIEWER \_\_\_\_\_

15009311LP LP 1 of 2 RW

Box 734 CTI

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STATE OF ILLINOIS     )  
   )  
 COUNTY OF COOK        )     SS

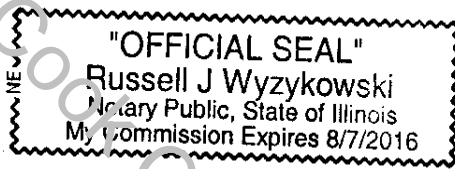
I, the undersigned, a Notary Public in and for said County, in the State aforesaid,  
 DO HEREBY CERTIFY that

SHANNON MATHISON

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 he signed, sealed and delivered the said instrument as his 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 official seal this 30 day of April, 2015. My commission expires on

  
 \_\_\_\_\_ (SEAL)  
 NOTARY PUBLIC






MAIL TO:  
 Shannon Mathison  
 4441 S. Shields  
 Chicago, Illinois 60609

SEND SUBSEQUENT TAX BILLS TO:  
 7528 SME7828, LLC  
 4441 S Shields  
 Chicago, IL 60609

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY JEFFREY C. PATTEE, ATTORNEY AT LAW, 33 N. LASALLE STREET, SUITE 2900, CHICAGO, IL 60602

REAL ESTATE TRANSFER TAX		07-May-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>
21-30-331-038-1001   20150501684505   0-243-928-448		

REAL ESTATE TRANSFER TAX		07-May-2015
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00</b>
21-30-331-038-1001   20150501684505   1-293-677-952		

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## EXHIBIT "A" LEGAL DESCRIPTION

UNIT NUMBERS 1, 2, AND 3 IN THE 7828 S. BURNHAM AVE. CONDOMINIUMS M, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 10 IN WOODRUFF'S 1ST ADDITION TO CHELTENHAM, BEING A SUBDIVISION OF LOTS 111 TO 122, BOTH INCLUSIVE IN DIVISION 2 IN WESTFALL'S SUBDIVISION DIVISIONS 1 & 2 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 & THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 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 FEBRUARY 29, 2008 AS DOCUMENT NUMBER 0806015072; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 7828 SOUTH BURNHAM AVENUE, CHICAGO, ILLINOIS

Permanent Index Numbers: 21-30-331-038-1001, 21-30-331-038-1002 & 21-30-331-038-1003

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## EXHIBIT "B" PERMITTED TITLE EXCEPTIONS

1. ALL GENERAL AND SPECIAL REAL PROPERTY TAXES AND OTHER ASSESSMENTS THAT ARE A LIEN BUT NOT YET DELINQUENT.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
4. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 29, 2008 AS DOCUMENT NO. 0806015072, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
5. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE PROPERTY SOUTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY .02 TO .50 FEET, AS SHOWN ON PLAT OF SURVEY ATTACHED TO THE CONDOMINIUM DECLARATION RECORDED FEBRUARY 29, 2008 AND 0806015072.

Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

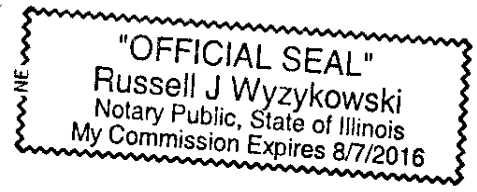
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 30, 2015

X [Signature]  
Signature

Shannon Mathison  
Print Name



Subscribed and sworn to before me this 30 of April, 2015.

[Signature]  
Notary Public

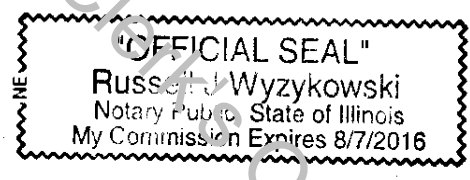
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

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Dated: April 30, 2015

X [Signature]  
Signature

Shannon Mathison  
Print Name



Subscribed and sworn to before me this 30 of April, 2015.

[Signature]  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.