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Doc#: 1516741115 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/16/2015 02:55 PM Pg: 1 of 4

MGR

Property of Cook County Clerk's Office

COOK COUNTY RECORDER

COVER PAGE FOR

QUIT CLAIM DEED

ON PROPERTY LOCATED AT

7830 South Constance Avenue
Chicago, Illinois 60649

PIN:

20-25-328-025-0000


DATE:

May 26, 2015

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QUIT CLAIM DEED Statutory (Illinois)

15BAR34797

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 Uyen Dao and Dao Dao of 5426 N Lynch Avenue, Chicago, IL 60630, not as tenants in common but as joint tenants, 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: 7830 South Constance Avenue, Chicago, IL 60649

Permanent Index Number(s): 20-25-328-(25-0000)

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 26th day of May, 2015.

Jeff BV-Commercial, LLC


By:



Name: Gyna McElwee

Gyna McElwee
Autmonye Agent

CCRD REVIEWER *Ru*

Page 1 of 3

REAL ESTATE TRANSFER TAX		12-Jun-2015
	CHICAGO:	528.75
	CTA:	211.50
	TOTAL:	740.25
20-25-328-025-0000 20150601693725 1-269-087-616		


REAL ESTATE TRANSFER TAX		15-Jun-2015
 	COUNTY:	35.25
	ILLINOIS:	70.50
	TOTAL:	105.75
20-25-328-025-0000 20150601693725 1-303-126-912		

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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 26th day of May, 2015.



Notary Public



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

MAIL TO:

Law office of Christopher Weinum
705 E 162nd Street, Suite 201
South Holland, IL 60473

SEND SUBSEQUENT TAX BILLS TO:

Uyen Dao
5426 NORTH LYNCH AVENUE
CHgo, IL 60630

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**EXHIBIT A
LEGAL DESCRIPTION**

LOT 11 IN BLOCK 29 IN SOUTHFIELD, A SUBDIVISION OF BLOCKS 17, 18, 19, 22, 23, 24 AND 26 TO 32 IN JAMES STINSON'S SUBDIVISION OF EAST GRAND CROSSING IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office