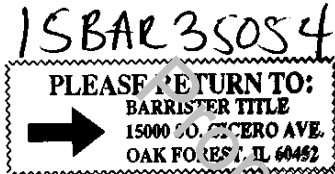




Doc#: 1520441024 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/23/2015 12:08 PM Pg: 1 of 3

QUIT CLAIM DEED
Statutory (Illinois)



(The Above Space for Recorder's Use Only)

MGR

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** **Marcus Kline of 8267 South Cornell, Chicago, IL 60617**, 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: 8026-32 South Cottage Grove Avenue, Chicago, IL 60619

Permanent Index Number(s): 20-34-215-039-0000

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 5th day of June, 2015.

Jeff BV-Commercial, LLC

By:
Name: Gyna McElwee *authorized agent*

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 5th day of June, 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:

Ivy Dilworth, Attorney At Law
 PO Box 20676
 Chicago, IL 60620

SEND SUBSEQUENT TAX BILLS TO:

Marcus Kline
 8267 South Cornell
 Chicago, IL 60617

REAL ESTATE TRANSFER TAX		22-Jul-2015
 	COUNTY:	38.00
	ILLINOIS:	76.00
	TOTAL:	114.00
20-34-215-039-0000 20150601693715 1-641-794-432		

REAL ESTATE TRANSFER TAX		22-Jul-2015
	CHICAGO:	570.00
	CTA:	228.00
	TOTAL:	798.00
20-34-215-039-0000 20150601693715 1-935-494-016		

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EXHIBIT A LEGAL DESCRIPTION

LOTS 12,13 AND 14 IN BLOCK 16 IN CHATHAM FIELDS, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office