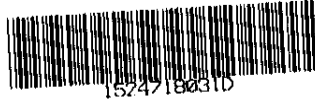


# UNOFFICIAL COPY



**QUIT CLAIM DEED  
INDIVIDUAL TENANCY  
ILLINOIS**

Doc#: 1524718031 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/04/2015 09:44 AM Pg: 1 of 3

UPON RECORDING MAIL TO:  
Warren E. Silver, Esq.  
1700 W. Irving Park Road, Suite 102  
Chicago, Illinois 60613

SEND SUBSEQUENT TAX BILLS TO:  
3451 N Halsted LLC  
1117 W Wolfram  
Chicago, Illinois 60657

Handwritten notes: 2015/4064, UP, LHM, 1041

The grantors, **Haim Brody and Courtney Brody, husband and wife**, of Chicago, Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby CONVEY AND QUIT CLAIM to **3451 N Halsted LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, all the grantor's rights, title and interest in and to the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

THE SOUTH 48.0 FEET OF THE NORTH 120.0 FEET OF THE WEST 120.0 FEET OF BLOCK 4 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21, INCLUSIVE AND LOTS 33 TO 37, INCLUSIVE IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

EXCEPT THEREFROM THE FOLLOWING:

THE SOUTH 22.0 FEET OF THE WEST 120.0 FEET, ALSO THE NORTH 2.0 FEET OF THE SOUTH 24.0 FEET OF THE EAST 49.0 FEET, ALSO THE NORTH 6.0 FEET OF THE SOUTH 30.0 FEET OF THE EAST 45.0 FEET OF SAID TRACT.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: **14-21-303-045-0000** Dated this 5 day of August, 2015  
Address of real estate: **3451 N. Halsted Ave., Chicago, Illinois 60657**

Haim Brody  
Haim Brody

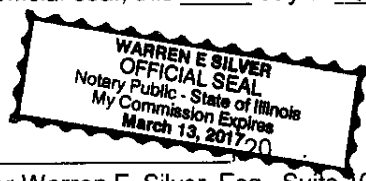
Courtney Brody  
Courtney Brody

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF COOK )

CCRD REVIEWER [Signature]

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Haim Brody and Courtney Brody, 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, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5<sup>th</sup> day of August, 2015.




[Signature]  
Notary Public



My Commission Expires \_\_\_\_\_  
This instrument prepared by: Warren E. Silver, Esq., Suite 102, 1700 West Irving Park Road, Chicago, Illinois 60613

This transaction is exempt from transfer tax under Section 31-45(e) of the Real Estate Transfer Tax Act, 35 ILCS 200/31-45(e).

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		03-Sep-2015
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00
14-21-303-045-0000   20150801620570   1-529-051-008		

REAL ESTATE TRANSFER TAX		03-Sep-2015
	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00
14-21-303-045-0000   20150801620570   0-186-636-416		

# UNOFFICIAL COPY

## 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.

Dated 9/3, 15 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the

said \_\_\_\_\_

this 3 day of Sept  
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.

Dated 9/3, 15 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the

said \_\_\_\_\_

this 3 day of Sept  
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.]