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84



Doc#: 1525341005 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2015 09:44 AM Pg: 1 of 4

Property of Cook County Clerk's Office

MGR

COOK COUNTY RECORDER

COVER PAGE FOR

QUIT CLAIM DEED

ON PROPERTY LOCATED AT

1534 EAST 74TH STREET
CHICAGO, IL 60619

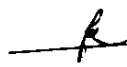
PIN:

20-26-223-024-0000

DATE:

AUGUST 24, 2015

15BAR35880
PLEASE RETURN TO:
BARRISTER TITLE
15000 SO. CICERO AVE.
OAK FOREST, IL 60452

 CCRD REVIEWER

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QUIT CLAIM DEED Statutory (Illinois)

(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** ~~FTP Investments, LLC of PO Box 894, Maywood, IL 60153~~ an Illinois Limited Liability Company, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: **4529 S. Drexel Ave Chgo, IL 60653**

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 1534 Eas 74th Street, Chicago, IL 60619

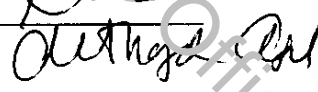
Permanent Index Number(s): 20-26-223-024-0000

SUBJECT TO: General Real Estate Taxes for 2015 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 24th day of August, 2015.


Jeff BV -COMMERCIAL, LLC


By: 

Name: Gyna McElwee 

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20-26-223-024-0000 | 20150901624254 | 1-595-969-408

 **REAL ESTATE TRANSFER TAX**

 **COUNTY:** 7.50
ILLINOIS: 15.00
TOTAL: 22.50

09-Sep-2015

REAL ESTATE TRANSFER TAX

08-Sep-2015

CHICAGO:	112.50
CTA:	45.00
TOTAL:	157.50



20-26-223-024-0000 | 20150901624254 | 1-013-059-456

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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 24th day of August, 2015.



Harriet Escobar

Notary Public

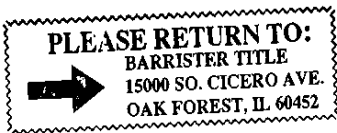
THIS INSTRUMENT PREPARED BY
Joseph M. Talarico
Talarico Law Group
15000 S. Cicero Ave.
Oak Forest, IL 60452

MAIL TO:

~~None Listed~~

SEND SUBSEQUENT TAX BILLS TO:

FIP Investments, LLC
4529 S Drexel 2W.
Chgo, IL 60653



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EXHIBIT A

LEGAL DESCRIPTION

LOT 7 IN WENTWORTH SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 1534 East 74th Street, Chicago, IL 60619
PIN # 20-26-223-024-0000

Property of Cook County Clerk's Office