

UNOFFICIAL COPY



15268330280

QUIT CLAIM DEED

Corp (LLC) To Corp (LLC)

Doc#: 1526833028 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/25/2015 10:24 AM Pg: 1 of 3

This agreement, made this 14th day of September, 20 15, between Jeff BV-Vacant, LLC

a limited liability company created and/or organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Greenside Properties, LLC - Crosswater Series

a limited liability company created and/or organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal business office at the following address 7936 S Cottage Grove Avenue, Chicago, IL 60619-3911, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation or limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND QUIT-CLAIM unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: *(see ttached Legal Description, made part hereof)*

OC15026451

Permanent Index Number(s): 25-22-203-002-0000

FIDELITY NATIONAL TITLE

Commonly Known As: 439-41 E 111th Place, Chicago, IL 60628-4503

1081

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.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

S Y
P 3
S N
SC Y
INT ID

DATED THIS 14th DAY OF September, 20 15.

BOX 15

ENTITY: Jeff BV-Vacant, LLC

BY: Gyna McElwee

PRINTED NAME: Gyna McElwee

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gyna McElwee, an authorized signer on behalf of Grantor, 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 s/he signed, sealed and delivered the said instrument as her free and voluntary act on behalf of Grantor, 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 14th day of September, 2015

Commission expires 12.30, 2018.

[Signature]
NOTARY PUBLIC

This instrument prepared by :

A. Ade Adekoya, Esq
Adekoya Law Group
Adekoya & Associates, LLC
915 175th Street, Suite 1NW
Homewood, IL 60430-2071



MAIL TO:

MICHAEL ROBERTS
205 W. WALKER, #515
CHICAGO, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

GROOVIS PROPERTIES, LLC
438 W. 319TH ST.
CHICAGO, IL 60628

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		15-Sep-2015
	COUNTY:	22.50
	ILLINOIS:	45.00
	TOTAL:	67.50

25-22-203-002-0000 | 20150901625985 | 1-105-760-128

REAL ESTATE TRANSFER TAX		15-Sep-2015
	CHICAGO:	337.50
	CTA:	135.00
	TOTAL:	472.50

25-22-203-002-0000 | 20150901625985 | 1-055-428-480

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LEGAL DESCRIPTION

Legal Description for Premises Commonly Known As: 439-41 E 111th Place, Chicago, IL 60628-4503

LOT 2 IN SUBDIVISION OF LOTS 5, 6, AND 7 IN FOOTE'S 2ND ADDITION TO PULLMAN, BEING A SUBDIVISION OF PART OF BLOCK 1 IN PULLMAN PARK ADDITION TO PULLMAN, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THAT PART OF THE NORTHEAST 1/4 NORTH OF THE INDIAN BOUNDARY LINE AND WEST OF ILLINOIS CENTRAL RAILROAD IN SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE SOUTH 50 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15 AND THE SOUTH 50 FEET OF THAT PART OF THE SOUTHEAST 1/4 WEST OF THE ILLINOIS CENTRAL RAILROAD IN SAID SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1912 AS DOCUMENT 4996195, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office