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QUIT-CLAIM DEED

Corp (LLC) To Individual(s)

Doc#: 1534804026 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/14/2015 10:54 AM Pg: 1 of 3

This agreement, made this 30th day
of November, 20 15, between
Jeff BV-Commercial, LLC

a _____,
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
Shantel Huntley and Anthony D. White, Jr.

of 4411 S Wells St, Chicago, IL 60609

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, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND QUIT-CLAIM unto the party of the second part, not as tenants in common but as **JOINT TENANTS, FOREVER**, all the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: *(see attached Legal Description made part hereof)*

Permanent Index Number(s): 20-33-105-035-0000

Commonly Known As: 7954 S Normal Ave, Chicago, IL 60620

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.

DATED THIS 30th DAY OF November, 20 15.

FIDELITY NATIONAL TITLE OC 150 33946

ENTITY: Jeff BV-Commercial, LLC

BY: Gyna McElwee

PRINTED NAME: Gyna McElwee
Autmoned Asst

| REAL ESTATE TRANSFER TAX | | 02-Dec-2015 |
|--------------------------|-----------|-------------|
| COUNTY: | ILLINOIS: | 47.00 |
| TOTAL: | | 141.00 |

20-33-105-035-0000 | 20151101647853 | 1-824-326-720

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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 30th day of November, 2015

Commission expires 12/10/18, 20

Angela Mitchell
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:

Damen Stewart Esq
8345 S. Vernon
Chicago IL 60619

SEND SUBSEQUENT TAX BILLS TO:

Saw Properties & Development
P.O. Box # 9103
Chicago IL 60609 *LLC*

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX 02-Dec-2015



CHICAGO: 705.00
CTA: 282.00
TOTAL: 987.00

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LEGAL DESCRIPTION

Legal Description for Premises Commonly Known As: 7954 S Normal Ave, Chicago, IL 60620

Lots 17 and 18 (except the North 45 feet of Said Lots) in Block 8 in Schorling's Subdivision of part of Lot 1 in Assessor's Division of Section 33, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office