

UNOFFICIAL COPY

PREPARED BY:

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Doc#: 1600722048 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/07/2016 11:14 AM Pg: 1 of 3

**AFTER RECORDING
MAIL TO:**

QCD Financial LLC
3 Grant Sq., #212
Hinsdale, IL 60521

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THE GRANTOR, **ROC INVESTMENTS, LLC, an Illinois limited liability company**, for an in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, **CONVEYS to QCD FINANCIAL LLC, an Illinois limited liability company**, whose address is 3 Grant Sq., #212, Hinsdale, IL 60521, all of Grantor's interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, SUBJECT TO THOSE ITEMS SET FORTH ON EXHIBIT "A"

And GRANTOR, for itself, and its successors and assigns, does covenant, promise and agree, to and with GRANTEE, its heirs, legal representatives and assigns, that it has not done or suffered to be done, anything whereby the Real Estate herein granted is, or may be in any manner encumbered or charged, except as herein recited; and that the said land, against all persons lawfully claiming, or to claim the same, by through or under them, it WILL WARRANT AND FOREVER DEFEND. TO HAVE AND TO HOLD said Real Estate forever.

DATED this 26th day of August, 2014.

ROC INVESTMENTS, LLC

By:

Ronald G. Ohr, its Member Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald G. Ohr is the Member Manager of ROC INVESTMENTS, LLC, an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument, on behalf of the company and as his free and voluntary act and as the free and voluntary act of the company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26th day of August, 2014.



My Commission Expires:

Notary Public

CCRD REVIEWER

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LEGAL DESCRIPTION

THE WEST 19 FEET (EXCEPT THAT PART, IF ANY, IN THE EAST 6 FEET) OF LOT 25 AND THE EAST 18 FEET (EXCEPT THAT PART, IF ANY, IN THE WEST 7 FEET) OF LOT 26 IN THE SUBDIVISION OF BLOCK 5 IN CLOUGH AND BARNEY'S SUBDIVISION OF LOTS 34 AND 35 IN THE SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



P.I.N.: 20-16-317-002-0000

Commonly known as: 453 W. 61st Street, Chicago, IL 60621

This deed is being re-recorded to reflect corrected legal description from prior deed recorded as document no. ~~1425534079~~ 1425534079.

REAL ESTATE TRANSFER TAX		07-Jan-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-16-317-002-0000 20160101658305 0-770-972-736		

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		07-Jan-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-16-317-002-0000 20160101658305 1-574-956-096		

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 7/1/2015

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

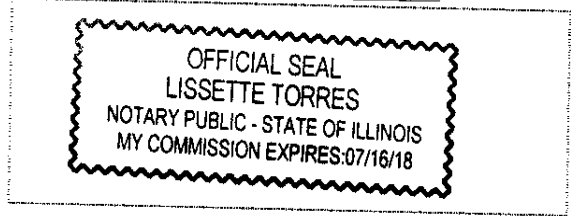
Lissette Torres

By the said (Name of Grantor): Daniel Tse

* On this date of: 7/1/2015

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 title to real estate under the laws of the State of Illinois.

DATED: 7/6/2016

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

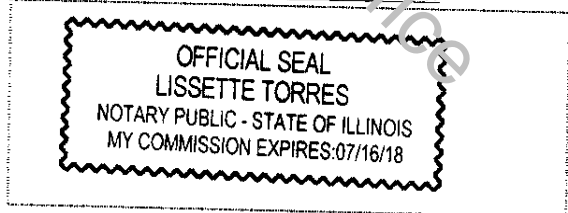
Lissette Torres

By the said (Name of Grantee): Daniel Tse

On this date of: 7/7/2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act** (35 ILCS 200/Art. 31)