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QUIT-CLAIM DEED

Corp (LLC) To Corp (LLC)

Doc#: 1602201004 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/22/2016 09:42 AM Pg: 1 of 4

This agreement, made this 6th day
of January, 2016, 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
INA96 Realty, 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, having its principal business
office at the following address: 1412 S Keeler Ave, Chicago, IL 60623

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 attached Legal Description made part hereof)*

Permanent Index Number(s): 21-30-414-054-0000

Commonly Known As: 7834 S South Shore Dr, Chicago, IL 60649

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 6th DAY OF January, 2016

FIDELITY NATIONAL TITLE

0015037636
101

REAL ESTATE TRANSFER TAX 07-Jan-2016

	COUNTY:	7.50
	ILLINOIS:	15.00
	TOTAL:	22.50

21-30-414-054-0000 | 20160101656997 | 2-057-612-352

ENTITY: Jeff BV-Vacant, LLC

BY:

Gyna McElwee

PRINTED NAME: Gyna McElwee

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NT

BOOK 45
BOX 15

DONE AT CUSTOMER'S REQUEST

*THE SIGNATURES OF THE PARTIES EXCLUDING THIS DOCUMENT
ARE COPIES AND NOT ORIGINAL SIGNATURES.*

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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 6th day of January , 20 16

Commission expires December 30 , 20 18 . D Villegas
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:
 Khoi V. Dang-Vu, Esq., CFP®
 Law Office of Khoi Dang-Vu
 1801 S Throop St
 Chicago, IL 60608

SEND SUBSEQUENT TAX BILLS TO:
 TNA96 Realty, LLC
 Attn:
 1412 S Keeler Ave
 Chicago, IL 60623

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX	07-Jan-2016
CHICAGO:	112.50
CTA:	45.00
TOTAL:	157.50 *

21-30-414-054-0000 | 20160101656997 | 0-287-452-224

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

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LEGAL DESCRIPTION

Legal Description for Premises Commonly Known As:

7834 S South Shore Dr, Chicago, IL 60649

THE WESTERLY 17 FEET 9 INCHES OF THE EASTERLY 109 FEET (AS MEASURED ON THE SOUTHEASTERLY AND SOUTHWESTERLY LOT LINE OF THE SUBDIVISION PROPERTY) OF THE SOUTHWESTERLY 1/2 OF LOT 112 IN DIVISION 1 IN WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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Prepared by and Return to:

Fidelity National Title

20 N. Clark Suite 220

Chicago IL 60602

Register of Deeds

AFFIDAVIT OF LOST ORIGINAL

On 1/4/16 Fidelity National Title Insurance Company) closed a transaction on property more particularly described as follows:

Legal: see attached

Tax ID: 21-30-414-054-0000

PROPERTY ADDRESS: 7834 S. South Shore Dr. Chicago, IL 60649

The original Deed From Jeff BV Vacant LLC to TANA G. DE HILL has gone missing. It is neither recorded in the Office of the Cook County Recorder of Deeds nor can it be found in the files of either the attorney or the title company.

We, therefore, attach a copy of said deed, fully executed and notarized, to this Affidavit in order to give notice of record of the foregoing facts.

Dated this 01/20/2016, Cook County Illinois.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

[Signature]
BY _____

State of Illinois)

County of Cook)

On 01/20/16, personally appeared Zofea Sinder VP, Fidelity National Title Insurance Company, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she has executed the same in her authorized capacity and that by her signature on the instrument, this person executed the instrument.

WITNESS my hand and official seal

[Signature]
Notary Public

