

UNOFFICIAL COPY



QUIT-CLAIM DEED

Corp (LLC) To Individual(s)

Doc#: 1602704042 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/27/2016 12:03 PM Pg: 1 of 3

This agreement, made this 11th day
of January, 20 16, between
Jeff BV-Commercial, 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
Karen Y Tolbert, A Single
WITMAN

of 1226 S Federal St, Unit B, Chicago, IL 60605

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 **REMOVE, RELEASE, ALIEN AND CONVEY AND QUIT-CLAIM** unto the party of the second part, and to his/her/their heirs and assigns, 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): 20-34-308-047-0000

Commonly Known As: 8401 S Michigan Ave, Chicago, IL 60619


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.

3
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[Signature]

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.

DATE OF CONVEYANCE: 01/22/2016
DATED THIS 11th DAY OF January, 20 16.

FIDELITY NATIONAL TITLE 0015034136
182

REAL ESTATE TRANSFER TAX	25-Jan-2016
 CHICAGO:	3,000.00
CTA:	1,200.00
TOTAL:	4,200.00



20-34-308-047-0000 | 20160101656999 | 1-800-249-920

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

ENTITY: Jeff BV-Commercial, LLC

BY: [Signature]

PRINTED NAME: Gyna McElwee

REAL ESTATE TRANSFER TAX	25-Jan-2016
 COUNTY:	200.00
 ILLINOIS:	400.00
TOTAL:	600.00

20-34-308-047-0000 | 20160101656999 | 1-559-200-320

BOX 15

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LEGAL DESCRIPTION

8401 S Michigan Ave, Chicago, IL 60619

Legal Description for Premises Commonly Known As:

LOTS 145, 146, 147 AND 148 IN SOUTH MANOR, A SUBDIVISION OF LOTS 1 TO 24 INCLUSIVE IN BLOCK 1, LOTS 1 TO 24 BOTH INCLUSIVE IN BLOCK 2, AND LOTS 1 TO 24 BOTH INCLUSIVE IN BLOCK 3 IN SCHRADER'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, ALSO THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34 AND OF THE EAST 1/3 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, ALL IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY.

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
COUNTY OF Cook) SS

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 11th day of January, 2016

Commission expires December 30, 2018.

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:

Kathleen A. O'Dekirk, Esq.
Law Office of Kathleen A. O'Dekirk
2916 N. Pine Grove, Unit 1
Chicago, Illinois 60657-5708

SEND SUBSEQUENT TAX BILLS TO:

Karen Y Tolbert
8401 S Michigan Ave
Chicago, IL 60619-5602

Recorder's Office Box No. _____