

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Prepared by & return to:

J. Cory Faulkner  
Ashen|Faulkner  
217 N. Jefferson, Suite 601  
Chicago, IL 60661



Doc#: 1603439044 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/03/2016 02:06 PM Pg: 1 of 3

## THE GRANTOR:

**Sleeping Bear Capital,  
LLC**, an Illinois limited  
liability company

*This space reserved for Recorder's use only*

of the City of Chicago, State of Illinois, for and in consideration of (\$10.00) Ten and 00/100 DOLLARS, and other good and valuable considerations CONVEYS and QUIT CLAIMS to:

**FC REALTY LLC SERIES VERNON**  
1266 N. Wood St., Unit 1  
Chicago, IL 60622

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

**THE SOUTH 7 FEET OF LOT 42 AND ALL OF LOTS 43 AND 44 IN BLOCK 1 IN O'TOOLE'S CALUMET CENTER SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

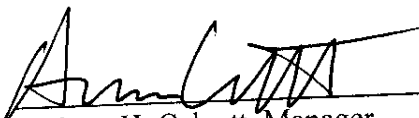
Permanent Real Estate Index Number: 25-15-412-026-0000


Commonly known as: 11039-41 South Vernon Avenue  
Chicago, IL 60628

together with all improvements and fixtures situated thereon (collectively, the "Property"); hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

EXECUTED this 22<sup>nd</sup> day of January, 2016

**Sleeping Bear Capital, LLC**

  
Andrew H. Calcutt, Manager

  
George Freeman, Manager



REAL ESTATE TRANSFER TAX

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CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

25-15-412-026-0000 | 20160201666067 | 0-019-583-552

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

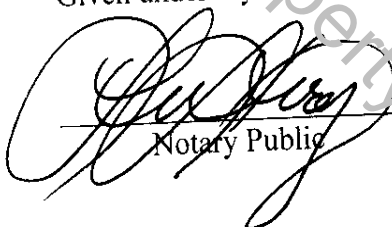
State of Illinois )

) SS

County of Cook )

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that **Andrew H. Calcutt**, 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 foregoing Quit Claim Deed as his free and voluntary act on behalf of **Sleeping Bear Capital, LLC**, as he is so authorized to do, 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 22<sup>nd</sup> day of January, 2016.

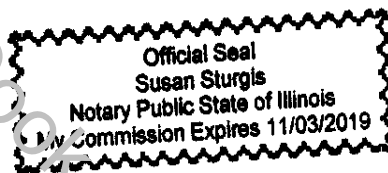
  
\_\_\_\_\_  
Notary Public

My Commission Expires: 11-03-2019

State of Illinois )

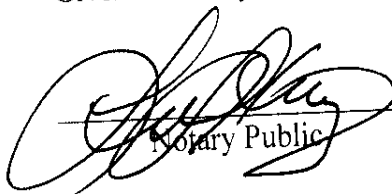
) SS

County of Cook )



I, the undersigned, a Notary Public, DO HEREBY CERTIFY that **George Freeman**, 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 foregoing Quit Claim Deed as his free and voluntary act on behalf of **Sleeping Bear Capital, LLC**, as he is so authorized to do, 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 22<sup>nd</sup> day of January, 2016.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 11-03-2019

Exempt under 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Law  
Date: January 22, 2016



Mail to:  
FC REALTY LLC SERIES VERNON  
c/o George Freeman  
1266 N. Wood St., Unit 1  
Chicago, IL 60622

Mail subsequent tax bills to:  
FC REALTY LLC SERIES VERNON  
c/o George Freeman  
1266 N. Wood St., Unit 1  
Chicago, IL 60622

REAL ESTATE TRANSFER TAX

03-Feb-2016



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

25-15-412-026-0000 | 20160201666067 | 1-131-614-784

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 2/2, 2016 Signature \_\_\_\_\_

Grantor or Agent



Subscribed and sworn to before me

By the said J. Cory Faulkner

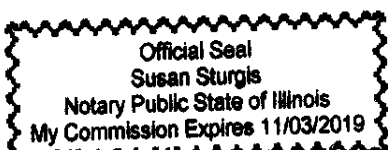
This 2<sup>nd</sup> day of February, 2016

NOTARY PUBLIC

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 2/2, 2016 Signature: \_\_\_\_\_

Grantee or Agent



Subscribed and sworn to before me

By the said J. Cory Faulkner

This 2<sup>nd</sup> day of February, 2016

NOTARY PUBLIC

NOTE: Any person who knowingly submits a false statement concerning the identity of **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 Tax Act.)