

# UNOFFICIAL COPY



Doc#: 1607133032 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/11/2016 03:16 PM Pg: 1 of 4

**QUIT CLAIM**  
**DEED**

**FIRST AMERICAN TITLE**  
**FILE #** 27 24108

*13*

**BROADMOCK, LLC**, a Delaware limited liability company, 1950 W. Montrose, Chicago, IL 60613 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said company, REMISE, RELEASE, ALIEN AND CONVEY unto **KENNETH ONE, LLC**, an Illinois limited liability company and its successors and assigns FOREVER, 1950 W. Montrose, Chicago, IL 60613 ("Grantee"), all the following described real estate the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 13-15-105-008-0000  
Address of Real Estate: 4459 W. Lawrence, Chicago, IL 60630

*Ave*


THIS IS NOT HOMESTEAD PROPERTY

Exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Act.



By: 

Date: 2-17-16

S N  
P 4  
S N  
SC Y  
INT TD  
GG

| REAL ESTATE TRANSFER TAX  |          | 04-Mar-2016 |
|---|----------|-------------|
|  | CHICAGO: | 0.00        |
|   | CTA:     | 0.00        |
|   | TOTAL:   | 0.00 *      |
| 13-15-105-008-0000   20160201674028   1-558-951-936                                 |          |             |

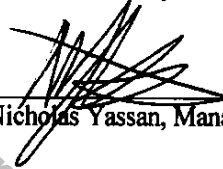
\* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX  |           | 04-Mar-2016 |
|---|-----------|-------------|
|  | COUNTY:   | 0.00        |
|  | ILLINOIS: | 0.00        |
|   | TOTAL:    | 0.00        |
| 13-15-105-008-0000   20160201674028   0-097-122-880                                 |           |             |

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Dated: 2-19-16

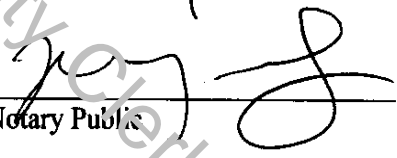
BROADMOOR, LLC  
an Illinois limited liability company

By:   
Nicholas Yassan, Manager

STATE OF ILLINOIS    )  
                                  SS)  
COUNTY OF COOK    )

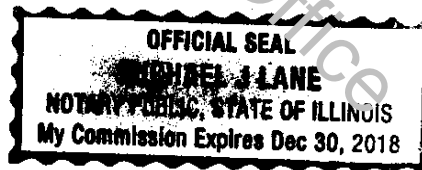
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO  
HEREBY CERTIFY THAT, Nicholas Yassan, Manager, personally known to me to be  
the same persons whose names are subscribed to the foregoing instrument, appeared  
before me this day in person and severally acknowledged that he signed and delivered  
that said instrument, as his free and voluntary act, and as the free and voluntary act for  
the uses and purposes therein set forth.

Given under my hand and under this seal this 19<sup>th</sup> day of February, 2016

  
Notary Public

Commission expires: 12/30/18

Name and Address of Taxpayer:  
Kenneth One, LLC  
1950 W. Montrose  
Chicago, IL 60613



Prepared By and Return to after recording:  
Gregory A. Braun, Esq.  
4301 N. Damen  
Chicago, IL 60618

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: Lots 1, 2, 3 and 4 in Block 3 in L. E. Crandall's Subdivision of Blocks 3 and 18 in Montrose in the Northwest Quarter of Section 15, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 13-15-105-008-0000 (Vol. 338)

Property Address: 4459 West Lawrence Avenue, Chicago, Illinois 60630

Property of Cook County Clerk's Office

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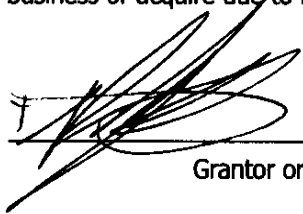
**First American**

First American Title Insurance Company  
4230 West Irving Park Road  
Chicago, IL 60641  
Phone: (773)481-7589  
Fax: (866)425-8271

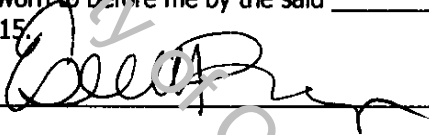
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 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: December 07, 2015

Signature:  \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on December 07, 2015.

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



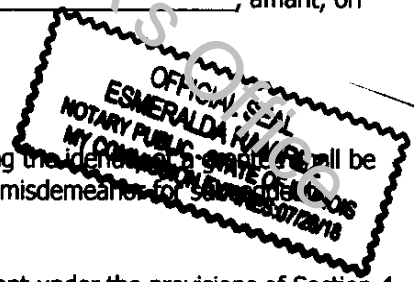
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other 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: December 07, 2015

Signature:  \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, affiant, on December 07, 2015.

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



Note: Any person who knowingly submits a false statement concerning the identity of a person or entity 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)