

UNOFFICIAL COPY



161129105

**QUITCLAIM DEED**

Statutory (Illinois)

Doc#: 161129105 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 04/20/2016 04:04 PM Pg: 1 of 3

40022301 (K)

RECORDER'S STAMP

THE GRANTOR(S), **AN Capital, LLC**, an Illinois limited liability company of 626 W. Randolph Street, Suite 1, Chicago, Illinois for an in consideration of \$1.00 (one dollar), and other good and valuable consideration, in hand paid, CONVEY(S) and QUITCLAIM(S) to THE GRANTEE(S), **AN Capital Borrower II, LLC**, a Delaware limited liability company, all interest in the following described Real Estate situated in Cook County, in the State of Illinois, commonly known 7601 South Paulina Street, Chicago, Illinois, legally described as:

**Lots 39 and 40 in Block 17 in Englefield, being a Subdivision in the Southeast ¼ in Section 30, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 20-30-418-001-0000

Property Address: 7601 South Paulina Street, Chicago, Illinois 60620

Dated this 1<sup>st</sup> day of February, 2016

Signature(s) of Grantor(s):

AN Capital, LLC,  
An Illinois limited liability company

By: Nicholas Hansen  
Title: Authorized Signatory

CCRD REVIEWER

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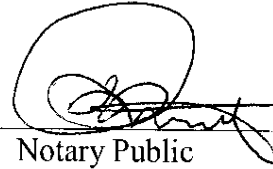
STATE OF ILLINOIS

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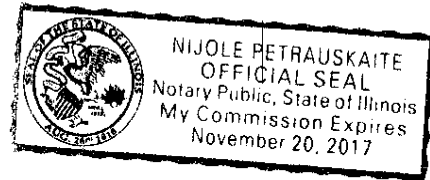
COUNTY OF COOK

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT Nicholas Hansen is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

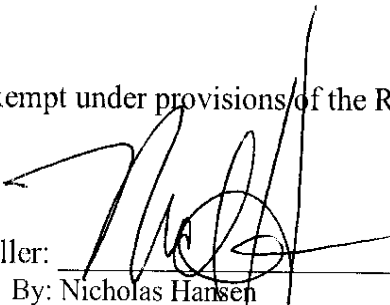
Given under my hand and notarial seal, this 1<sup>st</sup> day of February, 2016.

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


My commission expires 11/20/17



Exempt under provisions of the Real Estate Transfer Tax Code, 35 ILCS 200/31-45 (E).



  
Seller: \_\_\_\_\_  
By: Nicholas Hansen  
Title: Authorized Signatory

MAIL TO AND SEND TAX BILL TO:  
AN CAPITAL BORROWER II, LLC  
626 W. RANDOLPH STREET  
SUITE 1  
CHICAGO, IL 60661

| REAL ESTATE TRANSFER TAX  |          | 20-Apr-2016 |
|---|----------|-------------|
|  | CHICAGO: | 0.00        |
|   | CTA:     | 0.00        |
|   | TOTAL:   | 0.00 *      |

20-30-418-001-0000 | 20160401694258 | 0-517-471-808  
\* Total does not include any applicable penalty or interest due.

PREPARED BY:  
James C. Athanasopoulos, Esq.  
626 W. Randolph, Suite 1  
Chicago, IL 60661

| REAL ESTATE TRANSFER TAX  |           | 20-Apr-2016 |
|---|-----------|-------------|
|  | COUNTY:   | 0.00        |
|  | ILLINOIS: | 0.00        |
|   | TOTAL:    | 0.00        |

20-30-418-001-0000 | 20160401694258 | 0-168-403-264

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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 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.

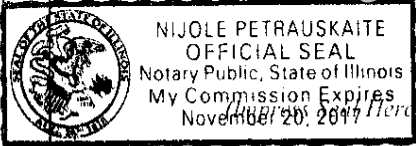
Date

2/1/16

Signature

*[Handwritten Signature]*  
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



Notary Public

*[Handwritten Signature]*

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.

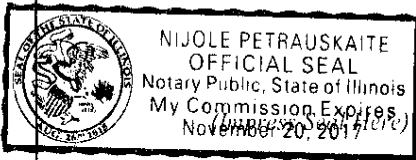
Date:

2/1/16

Signature:

*[Handwritten Signature]*  
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



Notary Public

*[Handwritten Signature]*

NOTE: 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 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.]