

UNOFFICIAL COPY

This instrument was prepared by
Kimberly K. Enders
Polsinelli PC
161 N. Clark Street, Suite 4200
Chicago, IL 60601



Doc#: 1611745063 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/26/2016 02:55 PM Pg: 1 of 4

and, after recording, mail to:
Kimberly K. Enders
Polsinelli PC
161 N. Clark Street, Suite 4200
Chicago, IL 60601

QUIT CLAIM DEED

THE GRANTOR, John A. Krenger, with an address of 3304 N. Halsted Street, Suite 1, Chicago, IL 60657 for and in consideration of TEN AND 00/100 DOLLARS and other good and valuable consideration in hand paid, hereby CONVEYS AND QUIT CLAIMS to 2118 N. Damen, LLC, GRANTEE, any and all of his interest in the real estate situated in the County of Cook, in the State of Illinois, and described on Exhibit A attached hereto, and hereby releasing and waiving all of his rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: (i) general real estate taxes not yet due and payable as of the year 2016; (ii) all easements, air rights and covenants, conditions and restrictions of record; (iii) applicable zoning and building laws and ordinances; and (iv) leases, licenses and encroachments affecting the property.

Dated this 23rd day of February, 2016.

GRANTOR:


John A. Krenger

REAL ESTATE TRANSFER TAX



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

27-Apr-2016

14-31-127-046-0000 | 20160401696201 | 0-942-166-336

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

52392217.1

REAL ESTATE TRANSFER TAX



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

27-Apr-2016

14-31-127-046-0000 | 20160401696201 | 0-583-622-976

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Exempt under provisions of Paragraph E,
35 ILCS 200/31-45, Property Tax Code

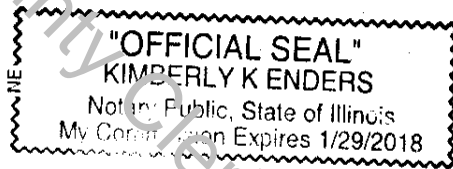
Buyer, Seller
or Representative: [Signature]
Date: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
HEREBY CERTIFY THAT John A. Krenger, 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/she signed and delivered said instrument as his/her free and
voluntary act, for the uses and purposes therein set forth.

Given under my and notarial seal this 23rd day of February, 2016.

[Signature]
Notary Public



Send subsequent tax bills to:

2118 N. Damen, LLC
c/o John A. Krenger
3304 N. Halsted Street, Suite 1
Chicago, IL 60657

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EXHIBIT A

Legal Description

LOTS 33 AND 34 IN BLOCK 4 IN SHERMAN'S ADDITION TO HOLSTEIN, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS:

2118-2120 N. Damen, Chicago, Illinois

P.I.N.s:

14-31-127-046 and 14-31-127-047

Property of Cook County Clerk's Office

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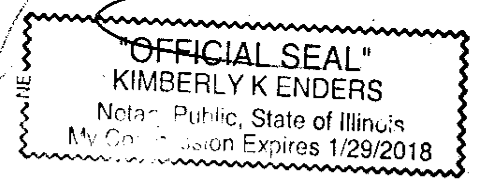
STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated February 23, 2016

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said John A. Kreuger
This 22nd day of February, 20 16
Notary Public Kimberly K. Enders



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 title to real estate under the laws of the State of Illinois.

Date February 23, 2016

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said John A. Kreuger, Manager of 2118 N. Damen LLC
This 23rd day of February, 20 16
Notary Public Kimberly K. Enders

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 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.)

