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Chicago Title Insurance Company
Quit Claim DEED
ILLINOIS STATUTORY



1616916074D

Doc#: 1616916074 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/17/2016 03:52 PM Pg: 1 of 4

Property of Cook County Clerk's Office

THE GRANTOR(S), Mosaic Development, LLC - Series 3, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of IL for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claim to 2940 Augusta LLC, an Illinois Limited Liability Company

(GRANTEE'S ADDRESS) 1722 W Ohio St, Unit 3, Chicago, IL 60622

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

SEE ATTACHED LEGAL DESCRIPTIONS ON EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

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): 16-01-309-025-0000

Address(es) of Real Estate: 2940 W Augusta Blvd, Chicago, IL 60622

Dated this 1 day of May, 2016

Mosaic Development, LLC - Series 3, an Illinois Limited Liability Company

By: Burke
Anca P. Burke
Manager

REAL ESTATE TRANSFER TAX

20-Jun-2016



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

16-01-309-025-0000

20160601619957 | 1-219-466-560

REAL ESTATE TRANSFER TAX

20-Jun-2016



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

16-01-309-025-0000 | 20160601619957 | 1-757-123-904

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

Burke

2 of 4

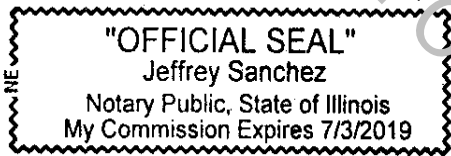
1616916074D

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STATE OF ILLINOIS, COUNTY OF COOK ss.

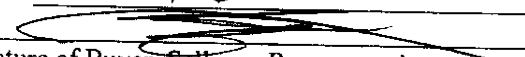
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anca P. Burke, as Manager of Mosaic Development, LLC - Series 3, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, 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 1st day of May, 2016




(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 5/1/16


Signature of Buyer, Seller or Representative

Prepared By: Jeffrey Sanchez
Jay Zabel & Associates, Ltd.
55 W Monroe St, Ste 3950
Chicago, IL 60603

Mail To:
Jeffrey Sanchez
Jay Zabel & Associates, Ltd.
55 W Monroe St, Ste 3950
Chicago, IL 60603

Name & Address of Taxpayer:
2940 Augusta, LLC, an Illinois Limited Liability Company
1722 W Ohio St, Unit 3
Chicago, IL 60622

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EXHIBIT "A"

LEGAL DESCRIPTION

THE WEST 53.77 FEET OF LOTS 14 AND 15 IN BLOCK 12 IN HUTCHINSON AND COLT'S SUBDIVISION OF BLOCKS 2, 6, 12 AND 16 IN CARTERS SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 OF CLIFFORD'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-01-309-025-0000

Common Address: 2900 W Augusta Blvd, Chicago, IL 60622

Property of Cook County Clerk's Office

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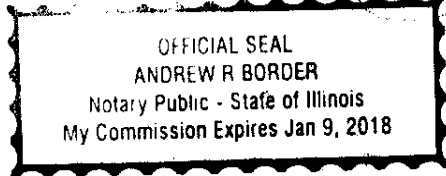
STATEMENT BY GRANTOR AND GRANTEE

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 6-16, 2016

Signature: [Signature]
Grantor (or Agent)

Subscribed and sworn to before me
By the said Steve Turner
This 16, day of June, 2016
Notary Public [Signature]

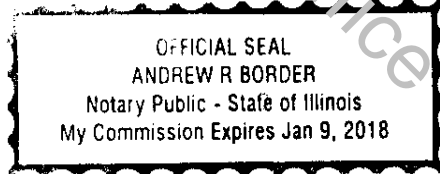


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date 6-16, 2016

Signature: [Signature]
Grantee (or Agent)

Subscribed and sworn to before me
By the said Steve Turner
This 16, day of June, 2016
Notary Public [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 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.)