

# UNOFFICIAL COPY

40028913 1/16

QUIT CLAIM DEED  
Statutory (ILLINOIS)



\*1631429002\*

Doc# 1631429002 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2016 10:05 AM PG: 1 OF 3

THE GRANTOR, HARDING AVENUE PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of 6918 South Dorchester, Chicago, Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to GRANTEE(S), THE STONY GROUP, LLC, an Illinois limited liability company, all Grantor's interest in and to the following legally described real estate in the County of Cook in the State of Illinois, including all rights to any possibility of reverter and other revisionary interests, to wit:

LOTS 15, 16, 17 AND 18 IN BASS AND EDMOND'S SUBDIVISION OF THE EAST 256 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THAT PART OF THE NORTH SOUTH PUBLIC ALLEY LYING EAST AND ADJACENT TO LOT 21; LYING WEST AND ADJACENT TO LOTS 16-20 ALL IN BLOCK 2; LYING NORTH AND ADJACENT TO THE NORTH RIGHT OF WAY OF EAST 68<sup>TH</sup> STREET; LYING SOUTH OF THE NORTH LINE OF LOTS 13 THROUGH 21 IN BLOCK 2 EXTENDED EAST, IN BASS AND EDMOND'S SUBDIVISION OF THE EAST 256 FT. OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL CONTAINING 2,008 SQ FT. OR 0.046 ACRES MORE OR LESS.

Subject to: general real estate taxes for the year 2016 and subsequent years:

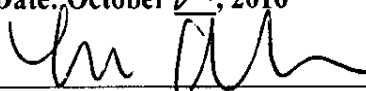
TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 20-23-405-024-0000



Address of Real Estate: 6746 S. Stony Island Avenue, Chicago, Illinois 60637


**Exempt under Paragraph e, of the Illinois  
Property Tax Code 35 ILCS 200/31-45**

Date: October 24, 2016

  
Grantor or authorized representative

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		09-Nov-2016	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
20-23-405-024-0000   20161101677797   1-054-670-656			

REAL ESTATE TRANSFER TAX		09-Nov-2016	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
20-23-405-024-0000   20161101677797   2-039-775-424			
* Total does not include any applicable penalty or interest due.			

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Dated this 24<sup>th</sup> day of October, 2016

GRANTOR:

Harding Avenue Properties, LLC  
an Illinois limited liability company

By: Theaster Gates, Jr.  
Theaster Gates, Jr.  
Its: Manager

State of Illinois )  
                          )ss  
County of Cook   )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Theaster Gates, Jr., personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 24<sup>th</sup> day of October, 2016.

Virginia Reynoso  
Notary Public  
My commission expires: 4/14/16



**Record and Mail to:**  
The Stony Group, LLC  
an Illinois limited liability company  
6918 South Dorchester  
Chicago, Illinois 60637

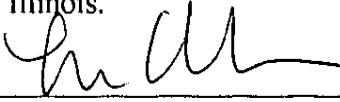
**Send Subsequent Tax Bills to:**  
The Stony Group, LLC  
an Illinois limited liability company  
6918 South Dorchester  
Chicago, Illinois 60637

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## STATEMENT BY GRANTOR AND GRANTEE


The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantor 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.

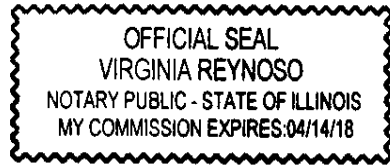
Dated: October 24, 2016

Signature: 

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID

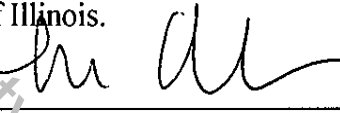
this 24th day of October, 2016

  
NOTARY PUBLIC



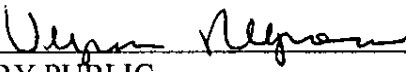
The Grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or Assignment of Beneficial Interest in a land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.

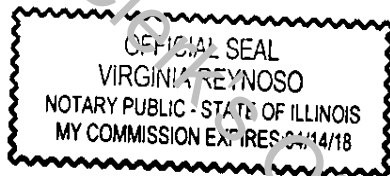
Dated: October 24, 2016

Signature: 

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID

this 24th day of October, 2016

  
NOTARY PUBLIC



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 offense.

(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)