

# UNOFFICIAL COPY

**QUIT CLAIM DEED  
Statutory (Illinois)  
(Individual to LLC)**



\*1635519018D\*

Doc# 1635519018 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

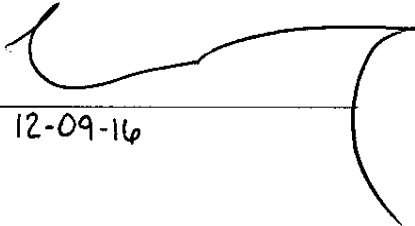
DATE: 12/20/2016 09:50 AM PG: 1 OF 3

#1673208 3/3  
Old Republic National Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

THE GRANTOR(S) LAWRENCE C. DUNNING, unmarried and BRADLEY A. ANASTASIA, unmarried, of the City of Chicago, County of Cook, State of Illinois, for the consideration of ten and no/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and QUIT CLAIM(S) CPA PROPERTY MANAGEMENT, LLC, an Illinois limited liability company, all interest in the following described real estate situated in Cook County, Illinois, commonly known as: 1630 Cermak Road, Chicago, IL 60608, legally described as:

LOT 82 IN HINMAN'S SUBDIVISION OF BLOCK 64 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

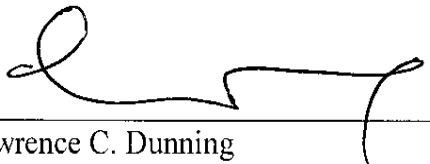
Exempt under paragraph e of the Real Estate Property Tax Code.

  
12-09-16

Permanent Real Estate Index Number(s): 17-19-429-025 0000

Address(es) of Real Estate: 1630 Cermak Road, Chicago, IL 60608

DATED this: 9<sup>th</sup> day of December, 2016

  
\_\_\_\_\_  
Lawrence C. Dunning (SEAL)

  
\_\_\_\_\_  
Bradley A. Anastasia (SEAL)

CCRD REVIEWER 

# UNOFFICIAL COPY

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LAWRENCE C. DUNNING, unmarried and BRADLEY A. ANASTASIA, unmarried, 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 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 9<sup>th</sup> day of December, 2016

Commission expires \_\_\_\_\_ 20\_\_

  
\_\_\_\_\_  
NOTARY PUBLIC


This instrument was prepared by Brian D. Gryll, 6703 N. Cicero Ave., Lincolnwood, IL 60712

Mail To:

Brian D. Gryll  
6703 N. Cicero Ave  
Lincolnwood, IL 60712



Send Subsequent Tax Bills To:

CBA Property Management, LLC  
Attn: Ryan Foley  
1072 Skylark Court  
Palatine, IL 60067

REAL ESTATE TRANSFER TAX		16-Dec-2016
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

17-19-429-025-0000 | 20161201692302 | 0-444-995-776

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

REAL ESTATE TRANSFER TAX		19-Dec-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

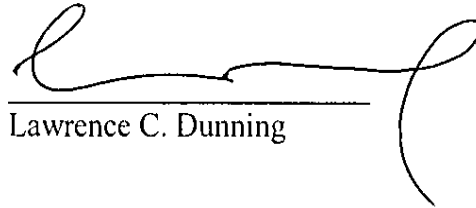
17-19-429-025-0000 | 20161201692302 | 0-252-303-552

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## STATEMENT BY GRANTOR AND GRANTEE

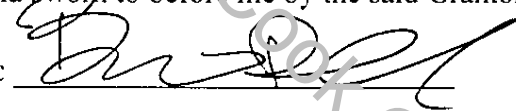
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire an 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 9, 2016

  
Lawrence C. Dunning



Subscribed and sworn to before me by the said Grantor this 9<sup>th</sup> day of December, 2016.

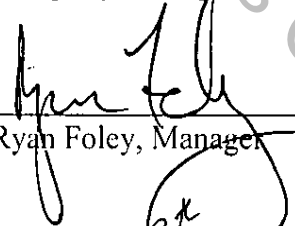
Notary Public 

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 an 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 9<sup>th</sup>, 2016

CBA Property Management, LLC



By:   
Ryan Foley, Manager

Subscribed and sworn to before me by the said Grantees this 9<sup>th</sup> day of December, 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 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.)