

UNOFFICIAL COPY

QUIT CLAIM DEED

This instrument was prepared by:

J. Cory Faulkner
Ashen/Faulkner
217 N. Jefferson, Suite 601
Chicago, IL 60661

Doc#: 1705206176 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/21/2017 11:31 AM Pg: 1 of 3

Dec ID 20170201614582
ST/CO Stamp 1-476-997-824
City Stamp 1-745-433-280

THE GRANTOR:

Peter Oliphant
707 N. Wells St., Unit 1104
Chicago, IL 60654

1716117 3058

of the County of Cook, State of Illinois, for and in consideration of (\$10.00) Ten and 00/100 DOLLARS, and other good and valuable considerations CONVEYS and QUIT CLAIMS to:

PRAIRIE TITLE 2620 NORTH WAYNE ENTERPRISES, LLC
6821 W. NORTH AVE. 707 N. Wells St., Unit 1104
OAK PARK, IL 60302 Chicago, IL 60654

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

UNIT 2S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2620 NORTH WAYNE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 96024296 FOR THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 27 AND 28 IN ALTGELD'S SUBDIVISION OF THE NORTH 1/2 AND THE SOUTHEAST 1/4 OF SUB-BLOCK 4 IN THE SUBDIVISION OF BLOCK 44 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Common Address: 2620 N. Wayne Ave., Unit 2S
Chicago, Illinois 60614

P.I.N.: 14-29-307-063-1004

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together with all improvements and fixtures situated thereon (collectively, the "Property"); hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises forever.

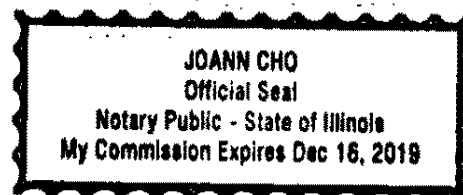
EXECUTED this 26 day of January, 2017

By: 
Peter Oliphant

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Peter Oliphant appeared before me this day and acknowledged that he executed the foregoing Quit Claim Deed as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of January, 2017.


Notary Public



My Commission Expires: 12-16-19

Exempt under 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax law
Date: January 26, 2017


By: 
Peter Oliphant

Mail to:



Dugan Schwalm
2620 NORTH WAYNE ENTERPRISES, LLC
707 N. Wells St., Unit 1104
Chicago, IL 60654

Send subsequent tax bills to:

Dugan Schwalm
2620 NORTH WAYNE ENTERPRISES, LLC
707 N. Wells St., Unit 1104
Chicago, IL 60654

REAL ESTATE TRANSFER TAX		20-Feb-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-29-307-063-1004 20170201614582 1-745-433-280		

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

REAL ESTATE TRANSFER TAX		20-Feb-2017
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-29-307-063-1004 20170201614582 1-476-997-824		

UNOFFICIAL COPY**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 assignment of beneficial interest in land trust is either a natural person, and 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.

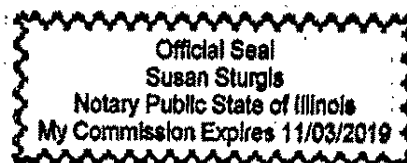
Dated 2/1, 2017 Signature _____

Grantor or Agent

Subscribed and sworn to before me

By the said N. Cony Faulkner
This 1st day of February, 2017

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 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.

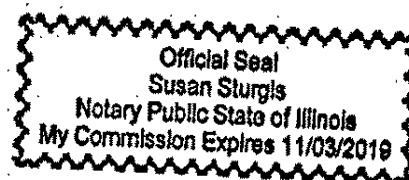
Dated 2/1, 2017 Signature: _____

Grantee or Agent

Subscribed and sworn to before me

By the said N. Cony Faulkner
This 1st day of February, 2017

NOTARY PUBLIC _____



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)