

UNOFFICIAL COPY

FIRST AMERICAN TITLE

FILE # 2823413

QUIT CLAIM DEED
Statutory - Illinois

THE GRANTOR,
SIM PROPERTIES LLC,
an Illinois limited liability
company, with a principal
office located at 9526 Lawndale,

Evanston, Illinois 60203, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration, HEREBY CONVEYS and QUIT CLAIMS to 921-927 W SUNNYSIDE LLC, an Illinois limited liability company, with a principal office located at 9526 Lawndale, Evanston Illinois 60203, all of Grantor's interest in the real property situated in the City of Chicago, County of Cook, State of Illinois, and legally described as follows:

UNITS 925-3E, 925-3W, 927-1N, 927-2N, 927-2S, 927-3N, 927-3S and 927-G TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 921-927 W. SUNNYSIDE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO 0313627087, IN THE EAST 1/2 OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 921-27 W. SUNNYSIDE, UNITS 925-3E, 925-3W, 927-1N, 927-2N, 927-2S, 927-3N, 927-3S, AND 927-G, CHICAGO, ILLINOIS 60640

PERMANENT INDEX NOS.:
14-17-226-024-1010
14-17-226-024-1013
14-17-226-024-1014
14-17-226-024-1015
14-17-226-024-1016
14-17-226-024-1017
14-17-226-024-1019
14-17-226-024-1020

Subject to all covenants, restrictions and encumbrances of record; and to have and to hold said property forever.

GRANTOR has signed this instrument this 7th day of March, 2017.

SIM PROPERTIES LLC,
an Illinois limited liability company

CCRD REVIEW R

By:

SAMUEL MARTIN Manager & Sole Member

3

1706734010

Doc# 1706734010 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

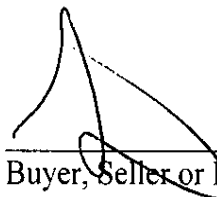
COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2017 09:46 AM PG: 1 OF 3

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Exempt under provision of Paragraph E, Section 4 of the Real Estate Transfer Tax Act (35 ILCS 200/31-45).

March 7th, 2017

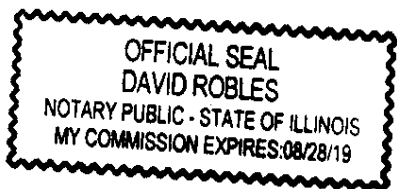


 Buyer, Seller or Representative

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, David Robles, a Notary Public in and for said County and State, do hereby certify that SAMUEL MARTIN, manager of SIM PROPERTIES LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Quit Claim Deed, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 7th day of Mar, 2017.





 Notary Public

Future Taxes to Grantees' Address:
 921-927 W. SUNNYSIDE LLC
 9526 Lawndale
 Evanston, IL 60203

After Recording, Mail to:
 921-927 W. SUNNYSIDE LLC
 9526 Lawndale
 Evanston, IL 60203

This Instrument was prepared by:
 Nicholas Geroulis, Esq.
 613 West 16th Street
 Chicago, Illinois 60616

REAL ESTATE TRANSFER TAX		08-Mar-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-17-226-024-1010 | 20170301620727 | 0-768-133-824
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		08-Mar-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

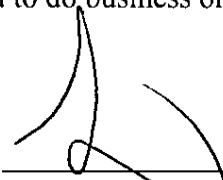
14-17-226-024-1010 | 20170301620727 | 1-751-219-392

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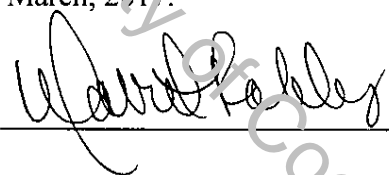
GRANTOR / GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

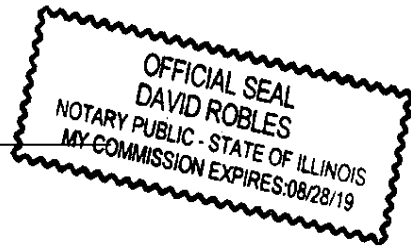
The Grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another 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: March 7, 2017

Signature: 
Grantor or Agent

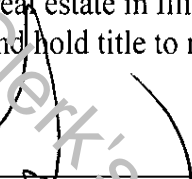
Subscribed and sworn to before me by the said Agent this 7 day of March, 2017.

Notary Public 

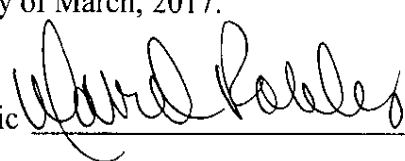


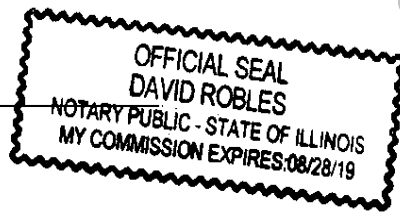
The Grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: March 7, 2017

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 7 day of March, 2017.

Notary Public 



Note: CRIMINAL LIABILITY NOTICE: Pursuant to Section 55 ILCS 5/3-5020 (b)(2), 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: (35 ILCS 200/Art.31)