

# UNOFFICIAL COPY

## QUIT-CLAIM DEED

Corp (LLC) To Corp (LLC)

Doc#: 1711146108 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 04/21/2017 10:46 AM Pg: 1 of 3

This agreement, made this 18th day  
of April, 20 17, between  
Jeff BV-Commercial, LLC

Dec ID 20170401637854

ST/CO Stamp 0-956-266-176 ST Tax \$87.00 CO Tax \$43.50

City Stamp 0-238-210-752 City Tax: \$913.50

a limited liability company  
created and/or organized and existing under  
and by virtue of the laws of the State of Illinois  
and duly authorized to transact business in the  
State of Illinois, party of the first part, and  
~~R+D R&D~~ Real Estate Investments, Inc

a corporation

created and/or organized and existing under and by virtue of the laws of the State of  
Illinois and duly authorized to transact business in the State of Illinois, having its principal business  
office at the following address P.O. Box 2542, Northlake, IL 60164

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum  
of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the  
receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation  
or limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND  
**QUIT-CLAIM** unto the party of the second part, FOREVER, all the following described real estate, situated  
in the County of Cook, in the State of Illinois, to wit:

Legal Description: (*see attached Legal Description made part hereof*)

Permanent Index Number(s): 20-27-201-021-0000

Commonly Known As: 449-59 E 71st St, Chicago, IL 60619

**SUBJECT TO:** General Real Estate Taxes for 2016 and subsequent years; special taxes or  
assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof; any  
special taxes or assessment for improvements heretofore completed; building lines and building restrictions;  
private, public and utility easements; covenants and restrictions of record as to use and occupancy; the general  
exceptions to the title commitment; local, state and federal laws, ordinances or governmental regulations,  
including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect  
relating to the Property; building code violations, liens and judgments; leases and tenancies; pending building  
code violations court cases; items appearing of record or that would be shown on a survey.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise  
appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof,  
and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law  
or equity, of, in and to the above described premises, with the hereditaments and appurtenances. TO HAVE  
AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second  
part, his/her/their heirs and assigns forever.

DATED THIS 18th DAY OF April, 20 17.

ENTITY: Jeff BV-Commercial, LLC

BY: Terrence A. Young

PRINTED NAME: Terrence A Young

**EMERALD NATIONAL TITLE**

04/21/2017 10:46 AM  
100/1

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Cook )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_, an authorized signer on behalf of Grantor, 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 s/he signed, sealed and delivered the said instrument as her free and voluntary act on behalf of Grantor, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

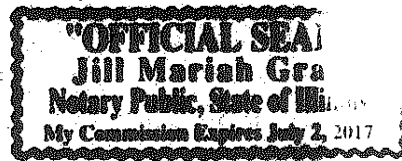
Given under my hand and official seal, this 18th day of April, 2017

Commission expires July 2, 2017.

*Jill Mariah Gray*  
NOTARY PUBLIC

This instrument prepared by :

**A. Ade Adekoya, Esq**  
Adekoya Law Group  
Adekoya & Associates, LLC  
915 175th Street, Suite 1NW  
Homewood, IL 60430-2071



MAIL TO:

R. J. MENTONE  
1807 N. SHAWWAY  
MARSHFIELD, ILL 60160

SEND SUBSEQUENT TAX BILLS TO:

R + D REAL ESTATEMENTS, INC  
P.O. BOX 2542  
NORMLAKE, ILL 60064

Recorder's Office Box No. \_\_\_\_\_

REAL ESTATE TRANSFER TAX		19-Apr-2017
COUNTY:		43.50
ILLINOIS:		87.00
TOTAL:		130.50

20-27-201-021-0000 | 20170401637854 | 0-956-266-176

REAL ESTATE TRANSFER TAX		19-Apr-2017
CHICAGO:		652.50
CTA:		261.00
TOTAL:		913.50 *

20-27-201-021-0000 | 20170401637854 | 0-238-210-752

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

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## LEGAL DESCRIPTION

Legal Description for Premises Commonly Known As:

449-59 E 71st St, Chicago, IL 60619

LOTS 1 AND 2 IN BLOCK 3 IN WALTER S. DRAY'S ADDITION TO PARK MANOR, IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office