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QUIT CLAIM DEED Statutory (Illinois) (Corporation to Individual)



Doc# 1713157152 Fee \$44.00

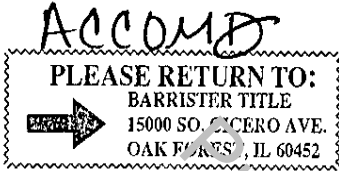
RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/11/2017 01:27 PM PG: 1 OF 4



(The Above Space For Recorder's Use Only)

THE GRANTOR, NUGENT MAIN SQUARE, LLC, a limited liability company, having its principal office at 53 Sheffield Lane, Oak Brook, IL, County of Dupage, State of Illinois in consideration of Ten (\$10.00) DOLLARS, in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and QUIT CLAIMS to Grantee, Eddie Michel Fadel, of 1155 Brickell Bay Drive, Unit 2202, Miami Florida, 33131, the following described real estate situated in County of Cook, State of Illinois, to wit:

Address of Real Estate: 30 Nugent Square, Unit 289 Glenwood, IL 60425

Permanent Real Estate Index Number: 32-03-319-015-1022

SEE ATTACHED LEGAL
PROPERTY IS NOT HOMESTEAD PROPERTY AS TO GRANTOR

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 relation to the Property; building code violations, liens and judgment; leases and tenancies; pending building code violations court cases; items appearing of record or that would be shown on a survey.

DATED THIS 24 DAY OF MARCH, 2017.

NO. 4201
 AMOUNT \$
 DATE 5/8/17
 SOLD BY [Signature]

REAL ESTATE TRANSFER TAX
 The Village of GLENWOOD

NUGENT MAIN SQUARE, LLC

[Signature]
By: Edward Currie, as Manager

[Handwritten mark]

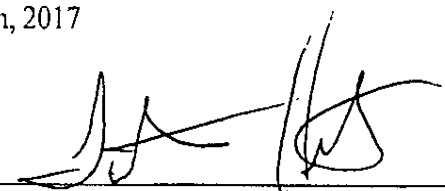
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward Currie, as Manager for the Nugent Main Square, LLC personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 24 day of March, 2017

Commission expires: 07-06-2019



NOTARY PUBLIC



This instrument prepared by:
Edward Currie
53 Sheffield Lane
Oak Brook, IL 60523

MAIL TO:

Eddie Michel Fadel
P.O. Box 3245
Oak Brook, IL 60522

SEND SUBSEQUENT TAX BILLS TO:

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PACEL 1

UNIT 280 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN NUGENT SWARE AT GLENWOOD RESIDENTIAL CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0536345146, AS AMENDED, IN THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AND 2 AS SET FORTH AND DEFINES IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 056345144, AS AMENDED, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND VEHICULAR PARKING, ALL IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 50 Nugent Square, Glenwood, IL 60425

Property of Cook County Clerk's Office

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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 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: 3-24, 2017

Signature: Kweli Blasgen
Grantor or Agent

Subscribed and sworn to before me by the
Said Agent
This 24th day of March
2017.

[Signature]
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 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: 3-24, 2017

Signature: Kweli Blasgen
Grantee or Agent

Subscribed and sworn to before me by the
Said Agent
This 24th day of March
2017.

[Signature]
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, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)