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Doc#: 1726949043 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/26/2017 10:20 AM Pg: 1 of 4

Dec ID 20170901628617
ST/CO Stamp 1-141-708-736
City Stamp 0-067-966-912

QUITCLAIM DEED 1707308 ILIAS

GRANTOR, BROWNSTONE PROPERTIES, LLC, an Illinois limited liability company (herein, "Grantor"), whose address is 2050 Augusta Blvd. Unit 1, Chicago, IL 60622, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, PETER BROWN, a single person, whose address is 2050 Augusta Blvd., Unit 1, Chicago, IL 60622, MICHAEL BROWN, a single person, whose address is 1422 La Salle Street, Apt. 306, Chicago, IL 60610, and NICK BROWN, a ^{SINGLE} married man, whose address is 3641 Brentwood, Cincinnati, OH 45208, as joint tenants with right of survivorship (together herein, "Grantee"), all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 2706 N. Lawndale Ave.,
Chicago, IL 60647

Permanent Index Number: 13-26-304-041-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

To have and to hold said premises forever.

Dated this 22 day of September, 2017.

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
319 W. ONTARIO ST. #200
CHICAGO, IL 60654

When recorded return to:

~~PETER BROWN
MICHAEL BROWN
NICK BROWN
2050 AUGUSTA BLVD. UNIT 1
CHICAGO, IL 60622~~

Send subsequent tax bills to:

PETER BROWN
MICHAEL BROWN
NICK BROWN
2050 AUGUSTA BLVD. UNIT 1
CHICAGO, IL 60622

This instrument prepared by:

LEILA L. HALE, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

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GRANTOR

Brownstone Properties, LLC, an Illinois limited liability company

By: *P. G. Brown*

Printed Name: Peter G. Brown

Title: Managing Member

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 9/22/2017, by Peter G. Brown, as Managing Member of Brownstone Properties, LLC, an Illinois limited liability company.

[Affix Notary Seal]

Notary signature: *Maria E. Guerrero*

Printed name: MARIA E. GUERRERO

My commission expires: 5/28/18



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

P. G. Brown
Signature of Buyer/Seller/Representative

9/22/17
Date

Property of Cook County Clerk's Office

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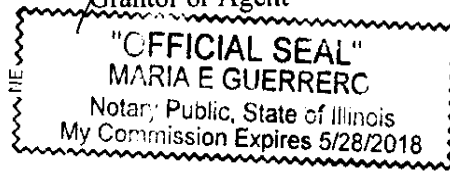
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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 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: 9/22/2017

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Maria E. Guerrero this 22 day of September 2017.



Notary Public [Signature]

The grantee or his/her agent affirms that, to the best of his/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 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: 09/20/2017

Signature: [Signature]
Grantee or Agent
Nick Brown

Subscribed and sworn to before me by the said NICK BROWN this 20 day of SEPT, 2017.



JANET GREENWALD
Notary Public, State of Ohio
My Commission Expires 07-26-22

Notary Public [Signature]

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 Act.)

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EXHIBIT A

[Legal Description]

LOT 30 IN BLOCK 1 IN HEAFIELD AND KIMBELL'S SUBDIVISION OF LOT 2 IN KIMBELL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 AND THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property is NOT the homestead real property of grantor.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.