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QUIT CLAIM DEED
ILLINOIS

A09292017 '11



1729818011D

Doc# 1729818011 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/25/2017 10:11 AM PG: 1 OF 3

The Grantor, **Kaja Holdings 2, LLC**, a Delaware Limited Liability Company, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and QUIT CLAIM(s) to Grantee, **DS Properties of Illinois, LLC**, an Illinois Limited Liability Company, the following described Real Estate, situated in the County of Cook in the State of Illinois to wit:

ALL THAT CERTAIN CONDOMINIUM SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

PARCEL 1: UNIT 1N IN 7530-32 SOUTH PHILLIPS CONDOMINIUM AS DELINEATED UPON THE PLAT OF SURVEY OF THE REAL ESTATE DESCRIBED AS FOLLOWS: LOTS 28 AND 29 IN BLOCK 4 IN SOUTH SHORE PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE AND POSSESSION OF THE LIMITED COMMON ELEMENT DESIGNATED GARAGE L.C.E. G1 ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, AS DOCUMENT NO. 00813023.

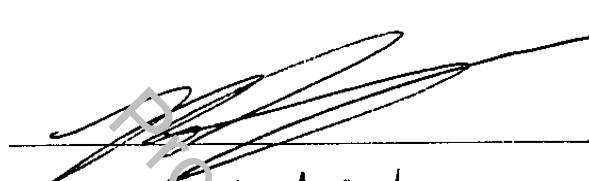
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



SUBJECT TO: General taxes for 2016 and subsequent years; Covenants, conditions and restrictions of record, if any.

S Y
P 3
S N
SCY
INTAB


UNOFFICIAL COPY**Permanent Real Estate Index Number: 21-30-300-033-1001****Address: 7530 S. Phillips Ave., #1N, Chicago, IL 60649**

IN WITNESS WHEREOF, the grantor(s) aforesaid have hereunto set hand(s) and seal(s)
 this 29 day of September, 2017.


 (SEAL)
 NAME: Richard Gehling
 ON BEHALF OF KAJA HOLDINGS 2, LLC

REAL ESTATE TRANSFER TAX		23-Oct-2017
		COUNTY: 3.50
		ILLINOIS: 7.00
		TOTAL: 10.50
21-30-300-033-1001		20171001640228 1-263-628-224

State of South Carolina)
) SS
 County of Lexington)

REAL ESTATE TRANSFER TAX		20-Oct-2017
	CHICAGO:	52.50
	CTA:	21.00
	TOTAL:	73.50 *
21-30-300-033-1001		20171001640228 1-182-128-064

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

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
 HEREBY CERTIFY that Richard Gehling is 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 that he signed, sealed and delivered the said instrument
 as his 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 29th day of September, 2017.

Notary Public: 

My Commission Expires: _____

MICHAEL KOHLER
 Notary Public, South Carolina
 My Commission Expires
 December 29, 2021

RETURN RECORDED DEED TO:
 Pucher & Ranucci, P.C.
 P.O. Box 1088
 Plainfield, IL 60544

MAIL SUBSEQUENT TAX BILLS TO:
 DS Properties of Illinois, LLC
 9049 S. Aberdeen Ave.
 Chicago, IL 60620

Prepared By:
 Elizabeth M. Ranucci, Esq., Pucher & Ranucci, P.C.
 P.O. Box 1088, Plainfield, IL 60544; Phone: (815) 782-3799

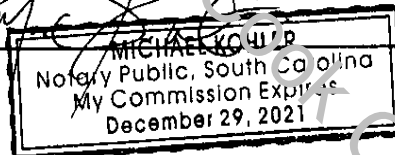
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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

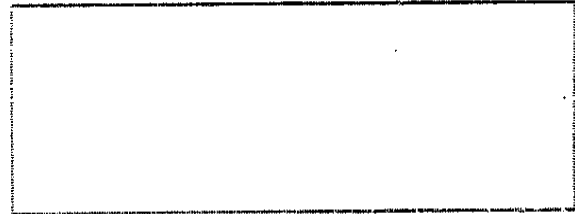
AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

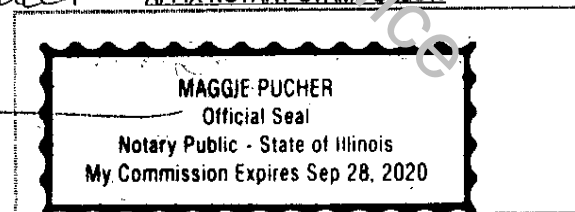
The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 9 | 29 | 2017SIGNATURE: [Signature]
GRANTOR or AGENT**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.Subscribed and sworn to before me, Name of Notary Public: Michael KohlerBy the said (Name of Grantor): Richard GehlingOn this date of: 9 | 29 | 2017NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

**GRANTEE SECTION**

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 10 | 4 | 2017SIGNATURE: [Signature]
GRANTEE or AGENT**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.Subscribed and sworn to before me, Name of Notary Public: Maggie PucherBy the said (Name of Grantee): ELIZABETH M. RANUCCIOn this date of: 10 | 4 | 2017NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

rev. on 10.17.2016