



**QUIT CLAIM DEED**  
**LLC TO INDIVIDUAL**  
(Illinois)

PREPARED BY  
AND MAIL TO:  
Arnold H. Landis

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77 W. Washington Street, Suite 702  
Chicago, IL 60602

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NAME & ADDRESS OF TAXPAYER:  
Michelle Seidenberg  
300 Oakmont Dr.  
Deerfield, IL 60015

Doc# 1730613045 Fee \$44.00  
\*17306130450\*

RHSP FEE: \$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 11/02/2017 03:31 PM PG: 1 OF 4

**SPACE ABOVE RESERVED FOR**  
**RECORDER'S USE ONLY**

THE GRANTOR(S): 958 WEST 79<sup>TH</sup> STREET BUILDING, LLC,

An Illinois Limited Liability Company duly incorporated under the laws of the State of Illinois pursuant to the authority of its Members, in certain considerations of the sum of \$10.00 DOLLARS, cash and other valuable consideration in hand paid, receipt of which is hereby acknowledged, has bargained, and sold and by this document and does grant, bargain, sell, convey, remise release and forever Quit Claims unto said GRANTEE(S):  
**Michelle Seidenberg married to James Seidenberg**


of the Village of Deerfield, County of Cook, State of Illinois, on behalf of himself/herself, their heirs, executors, administrators, successors, representatives and assigns, all the right, title, interest claim or demand which the Grantor may have had in and to the following described real estate in the County of Cook, State of Illinois, to wit:

**SEE THE ATTACHED LEGAL DESCRIPTION**



Permanent index numbers: 20-27-231-026-0000

Property address: 7440 S. Cottage Grove Avenue, Chicago, Illinois 60619

**THIS IS NOT HOMESTEAD PROPERTY**

REAL ESTATE TRANSFER TAX	03-Nov-2017
 CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

20-27-231-026-0000 | 20171001638729 | 1-107-447-744

REAL ESTATE TRANSFER TAX	03-Nov-2017
 COUNTY:	0.00
 ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

20-27-231-026-0000 | 20171001638729 | 1-583-157-280

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

*Bm*

# UNOFFICIAL COPY

In witness whereof, 958 West 79th Street Building, LLC, has caused this document to be executed on its behalf by its Member and Manager, Scott Rosenzweig, all in accordance with its operating agreement.

DATED this 31 day of October, 2017

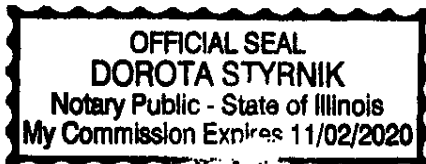
**958 West 79th Street Building, LLC**

By: Scott Rosenzweig, Its Member and Manager

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF Cook        )

I the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT: Scott Rosenzweig personally known to me to be the same person whose name is subscribed to the foregoing instrument, and appeared before me on this day in person, and acknowledged that he signed, sealed and delivered the instrument in his respective position of Manager of said 958 West 79th Street Building, LLC, Limited Liability Company, pursuant to authority given by the Operating Agreement of said Limited Liability Company as its free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 31st day of October, 2017.



[Signature]  
NOTARY PUBLIC  
My Commission Expires: 11/02/2020

Property of [Faint Watermark]

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

**LOT 5 IN BLOCK 1 IN ASHFORD'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 4 IN BROOKLINE, SAID BROOKLINE BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**ALSO KNOWN AS: 7440 S. COTTAGE GROVE AVE., CHICAGO, IL 60619**

**PIN: 20-27-231-026-0000**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### 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 title to real estate under the laws of the State of Illinois.

DATED: Nov | 2 | 2017

SIGNATURE: \_\_\_\_\_  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

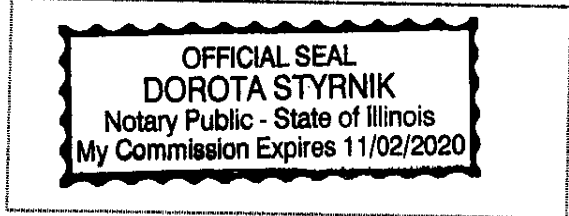
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): SCOTT ROSENZWEIG

On this date of: Nov | 2 | 2017

NOTARY 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 title to real estate under the laws of the State of Illinois.

DATED: Nov | 2 | 2017

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

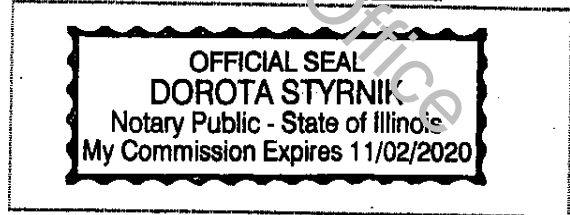
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): SCOTT ROSENZWEIG

On this date of: Nov | 2 | 2017

NOTARY 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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31))