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QUIT CLAIM DEED
Illinois Statutory



Doc# 1734513049 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/11/2017 02:48 PM PG: 1 OF 3

THE GRANTOR, Miles Kirkpatrick, a married person,* for and in consideration of TEN DOLLARS, and other good and valuable consideration, CONVEYS and QUIT CLAIMS to GRANTEE Blue Bird Holdings LLC, in fee simple, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

↳ AN ILLINOIS LIMITED LIABILITY COMPANY

PARCEL 1: UNIT 1N IN 1734 W, OHIO STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 83 IN HUNT'S SUBDIVISION OF BLOCK 15 IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

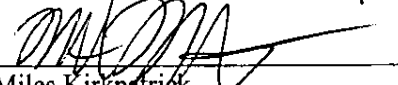
WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97942879 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number: 17-07-214-064-1002

Property Address: 1734 W. Ohio Street Unit 1N, Chicago, IL 60622

SUBJECT TO: Covenants, conditions, and restrictions of record, and to General Taxes for 2017 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Illinois Homestead Exemption Laws of the State of Illinois.

Dated this 7th day of October, 2017


Miles Kirkpatrick

*SUBJECT REAL ESTATE IS NOT HOMESTEAD PROPERTY

THIS TRANSACTION EXEMPT UNDER THE ILLINOIS REAL ESTATE TRANSFER TAX ACT PURSUANT TO 35 ILCS 200/31-45(e).

SIGNATURE OF GRANTOR: 

DATE

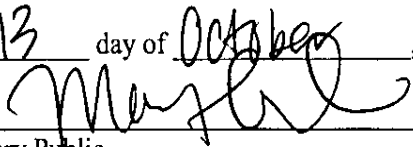
CORD REVIEW 

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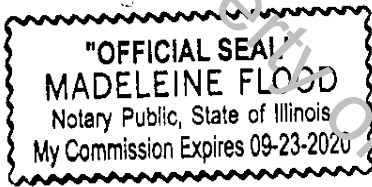
STATE OF IL)
)SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county in the State aforesaid, DO HEREBY CERTIFY that Miles Kirkpatrick, 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 they signed, sealed and delivered 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 notary seal, this 13 day of October, 2017.





 Notary Public




MAIL DEED TO:
 Blue Bird Holdings LLC
 2207 W. Chicago Ave. #3E
 Chicago, IL 60622

MAIL TAX BILLS TO:
 Blue Bird Holdings LLC
 2207 W. Chicago Ave. #3E
 Chicago, IL 60622

INSTRUMENT DRAFTED BY:
 Dean N. Fugate
 Fogarty & Fugate LLC
 1406 W. Chicago Ave.
 Chicago, IL 60642

REAL ESTATE TRANSFER TAX	05-Dec-2017
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
17-07-214-064-1002 2017 101661685 1-584-306-208	

REAL ESTATE TRANSFER TAX	01-Dec-2017
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *
17-07-214-064-1002 20171101661685 0-893-140-928	

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

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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: 10 | 7 | 2017

SIGNATURE: [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:

MADELEINE FLOOD

By the said (Name of Grantor): ALICE KIRKPATRICK

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 7 | 2017

NOTARY SIGNATURE: [Signature]



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 | 7 | 2017

SIGNATURE: [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): BLUE BIRD HOLDINGS LLC

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 7 | 2017

NOTARY SIGNATURE: [Signature]



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)**)