

UNOFFICIAL COPY



1734729049

QUIT-CLAIM DEED Statutory (Illinois)

Mail to:
Pride Investment Ventures, LLC
329 W. 18th, STE 904C
Chicago, IL 60616

Name & address of taxpayer:
Pride Investment Ventures, LLC
329 W. 18th, STE 904C
Chicago, IL 60616

Doc# 1734729049 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/13/2017 11:08 AM PG: 1 OF 3

THE GRANTOR(S), Demetrius Matthews, an un-married individual, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Pride Investment Ventures, LLC, an Illinois Limited Liability Company, of 3213 West Fulton Boulevard, Chicago, IL 60624 all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 6 IN THE NORTH ½ OF BLOCK 7 IN THE SUBDIVISION OF THE SOUTH ½ OF BLOCK 6, AND THE NORTH ½ OF BLOCK 7 IN TYRELL, BARRET AND KIRKFOOT'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in fee simple forever.

Permanent index number(s) 16-11-408-037-0000 Vol. 0554
Property address: 3213 West Fulton Boulevard, Chicago, IL 60624
DATED this 4th day of December, 2017.

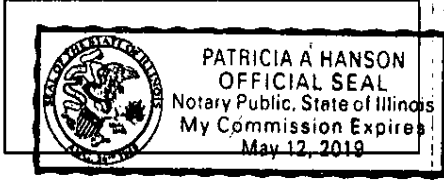
Demetrius Matthews

CCRD REVIEW

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QUIT-CLAIM DEED Statutory (Illinois)

State of Illinois, County of DeWitt ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Demetrius Mathews, is personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and official seal this 4th day of December, 2017.

Patricia A. Hanson

Recorder's Office Box No.

Exempt under Provisions of Paragraph e
35 ILCS 20/31-45, Property Tax Code

10/4/17
Date

Ernest J. Hanson
Buyer, Seller, or Representative

NAME AND ADDRESS OF PREPARER:

Ernest J. Hanson
Managing Principal
Hanson and Associates, Ltd.
523 Orchards Pass
Bartlett, IL 60103

REAL ESTATE TRANSFER TAX		13-Dec-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-11-408-037-0000 | 20171201666813 | 0-326-272-032

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

REAL ESTATE TRANSFER TAX		13-Dec-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-11-408-037-0000 | 20171201666813 | 0-039-155-744

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STATEMENT BY GRANTOR AND GRANTEE

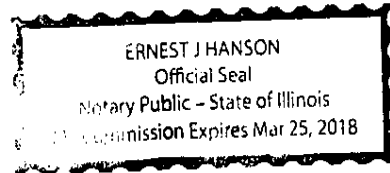
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated Dec 6, 2017

Signature: *Dem Matthews*

Grantor or Agent

Subscribed and sworn to before me
By the said DEMETRIUS MATTHEWS
This 4th day of DECEMBER, 2017
Notary Public Ernest J Hanson



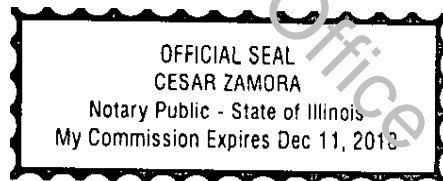
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date Dec 6, 2017

Signature: *Tonetta Hollis*

Grantee or Agent

Subscribed and sworn to before me
By the said TONETTA HOLLIS
This 6 day of DEC, 2017
Notary Public Cesar Zamora



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)