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QUIT-CLAIM DEED

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



Doc# 1808042046 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/21/2018 02:02 PM PG: 1 OF 4

Quit Claim Deed

Jonas Da Silva ("Grantor"), individually, having an address at 3115 W. AUGUSTA BLVD CHIAGO IL 60622 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 **Happy River LLC - 3**, a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof (the "Land")

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

Permanent Index Number: **16-02-214-025-1001**

Property Address: **3327 W. Beach Avenue, Unit #1, Chicago, IL, 60651**

The Conveyance of the Land is SUBJECT TO general real estate taxes, covenants, conditions and restrictions for record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

12/40

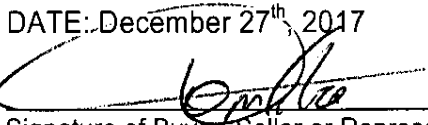
SY
P
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In Witness Whereof, said Grantor has caused this Quit Claim Deed to be executed and delivered as of the 27th day of December, 2017:

By: 
JONAS DA-SILVA

Exempt Under Provisions Of Paragraph
(E) Section 31-45, Real Estate Transfer Tax Law

DATE: December 27th, 2017

Signature of Buyer, Seller or Representative

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JONAS DA SILVA, who is personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Signed, Sealed, and Delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.



Given under my hand and official seal this 28 day of December, 2017.





Notary Public

Prepared by:
Rosalind Pando
Attorney at Law
2852 North Campbell Avenue
Chicago, Illinois 60618

Mail to:
Happy River LLC - 3
P.O Box 47024
Chicago IL 60647

REAL ESTATE TRANSFER TAX		20-Mar-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-02-214-025-1001 20180201600843 2-027-467-808		

Name and Address of Taxpayer:
Happy River LLC - 3
P.O Box 47024
Chicago IL 60647

REAL ESTATE TRANSFER TAX		20-Mar-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
16-02-214-025-1001 20180201600843 1-376-433-184		

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

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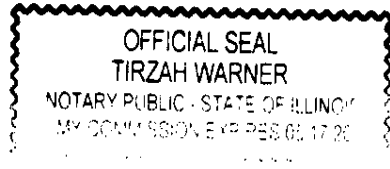
STATEMENT BY GRANTOR AND GRANTEE


The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 December 27, 2017

Signature: 
Grantor or Agent

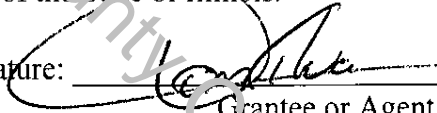
Subscribed and sworn to before
Me by the said Grantor
this 27th day of December,
2017.



NOTARY PUBLIC 

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 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.

Date December 27, 2017

Signature: 
Grantee or Agent

Subscribed and sworn to before
Me by the said Grantee
This 27th day of December,
2017.



NOTARY PUBLIC 

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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EXHIBIT "A" – LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 3327 W. BEACH CONDOMINIUMS (AS HERINAFTER DESCRIBED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS., WHICH UNIT AND COMMON ELEMENTS ARE COMPROMISED OF:

LOT 11 IN GROSS' SEVENTH HUMBOLDT PARK ADDITION TO CHICAGO IN THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, LYING NORTH OF LAKE STREET, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0625732109, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHEHD TO THE DECLARATION OF CONDOMINIUM, AFORESAID.

COMMONLY KNOWN AS: 3327 W. BEACH AVE., CHICAGO IL 60651