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QUIT-CLAIM DEED

STATE OF ILLINOIS) SS. **COUNTY OF COOK**



poc# 1808042051 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 02:04 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 - 2, a Limited Liability Company created and existing unoccand 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 or the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-07-326-042-1001

Property Address: 2132 W. Warren Boulevard, Unit #1, Chicago, IL, 60612

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.

Quit Claim Deed

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ln	Witness	Whereof,	said	Grantor	has	caused	this	Quit	Claim	Deed	to b	e e	executed	and	delivered	as ·	of
th	e 27 th da	y of Decei	mber.	2017:								_	1				

JONAS DA SILVA

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

DATE: December 27th 2017

Signature of Suver 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 26 day of December, 2017.

OFFICIAL SEAL TIRZAH WARNER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:05/17/20

Notery Public

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

Mail to: Happy River LLC - 2 P.O Box 47024 Chicago IL 60647 Name and Address of Taxpayer: Happy River LLC - 2 P.O Box 47024

P.O Box 47024 Chicago IL 60647

REAL ESTATE TRA	NSFER TAX	20	D-Mar-2018
65 A S	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *

17-07-326-042-1001 | 20180301622448 | 1-026-438-688

ue.

t 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 <u>Grantor</u> this 27th day of December.

2017.

NOTARY PUBLIC

OFFICIAL SEAL
TIRZAH WARNER
NOTARY PUBLIC - STATE OF ILLINOIS

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 crust 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.

OFFICIAL SEAL TIRZAH WARNER

NOTARY PUBLIC - STATE OF ILLINOIS

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

UNITS 1 (ALSO KNOWN AS 1A), IN 2132 WEST WARREN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 30 FEET OF THE SOUTH ½ OF LOT 6 IN SUBDIVISION OF BLOCK 59 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 7 TOWNSHIP 39 NORTH RANGE 9 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 0528418011 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: 2132 W. WARREN BOULEVARD UNIT 1, CHICAGO IL 60612