

UNOFFICIAL COPY

QUIT-CLAIM DEED

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)



Doc# 1808042052 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

Property of Cook County Clerk's Office

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 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: **17-07-326-042-1003**

Property Address: **2132 W. Warren Boulevard, Unit #3, Chicago, IL, 60612**

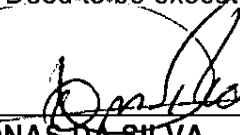
The Conveyance of the Land is SUBJECT TO general real estate taxes, covenants, conditions and restrictions for record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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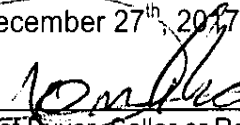
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In Witness Whereof, said Grantor has caused this Quit Claim Deed to be executed and delivered as of the 27th day of December, 2017:

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

Property of Cook County Clerk's Office


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 - 2
P.O Box 47024
Chicago IL 60647

REAL ESTATE TRANSFER TAX		20-Mar-2018
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-07-326-042-1003 20180201600363 0-036-320-800		

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

REAL ESTATE TRANSFER TAX		20-Mar-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-07-326-042-1003 20180201600363 0-022-142-496		

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

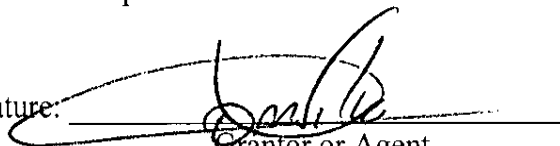
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STATEMENT BY GRANTOR AND GRANTEE

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.



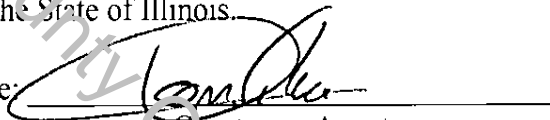
NOTARY PUBLIC



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

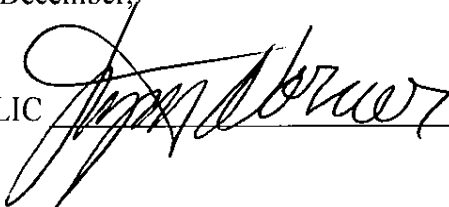
Signature: _____


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

UNIT 3 (ALSO KNOWN AS 3A), 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 3, CHICAGO IL 60612

Property of Cook County Clerk's Office