# **UNOFFICIAL COPY**

**QUIT-CLAIM DEED** 

STATE OF ILLINOIS )
) SS.
COUNTY OF COOK )



)oc# 1808042060 Fee \$44.00

HSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00 CAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/21/2018 02:24 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(3) and QUIT CLAIM(S) to JRD LLC - 21, 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: 16-13-320-036-1001

S COO CONTE

Property Address: 3138 W. Fillmore Street, 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.

26/40

Quit Claim Deed

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In Witness Whereof, said Grantor has	caused this Quit Claim Deed to be executed and delivered as of
the 27 <sup>th</sup> day of December, 2017:	$\sqrt{1}$

JONAS DA SILVA

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

DATE-December 27th;

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 2 d day of December, 2017.

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

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

Mail to: JRD LLC - 21 P.O Box 47024 Chicago IL 60647 Name and Address of Taxpayer:

JRD LLC - 21 P.O Box 47024 Chicago IL 60647

REAL ESTATE TRANSFER TAX		20-Mar-2018
	CHICAGO:	0.00
E action	CTA:	0.00
	TOTAL:	0.00 *

16-13-320-036-1001 | 20180201600641 | 1-169-045-024 \* 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 sword to before

Me by the said Grantor

this 27<sup>th</sup> day of December

2017.

**NOTARY PUBLIC** 

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

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:

Mornes

Grantee or Agent

Subscribed and sworn to before

Me by the said <u>Grantee</u> This 27<sup>th</sup> day of December,

2017.

NOTARY PUBLIC

OFFICIAL SEAL
TIFIZAH WARNER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION FOR RES:05/17/20

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 IN THE 3138 WEST FILLMORE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 35 IN OTIS SUBDIVISION OF BLOCK 6 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, 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 0526219101. AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

# PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, LIMITED COMMON ELEMENTS, AS DELINEATES ON THE SURVEY ATTACHED TO THE DECALRATION E JCUIS
OFFICE
O AFORESAID RECORDED AS DOCUMENT NUMBER 0526219101.

PIN: 16-13-320-036-1001