

UNOFFICIAL COPY

QUIT-CLAIM DEED

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



Doc# 1808042036 Fee \$44.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/21/2018 01:43 PM PG: 1 OF 4

Quit Claim Deed

THE GRANTOR, **JRD LLC - 3**, a Illinois limited liability company, of the City of Chicago, in the County of Cook, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the state of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Directors of the corporation, CONVEY(S) and QUIT CLAIM(S) to **Happy River LLC - 5**, 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")

Permanent Index Number: **16-12-418-094-1006**

Property Address: **2754 W. Washington Boulevard, Unit #2W, 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.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, this:

27th day of December 2017

By: 
JONAS DA SILVA, MANAGER

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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, Manager, JRD LLC - 3, and 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 severally acknowledged that as such Signed, Sealed, and Delivered the said instrument, pursuant to authority given by the MANAGER of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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



Tirzah Warner

Notary Public

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

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 1 and Cook County Ord. 93-0-27 par. 9
Date 3-21-18 Sign. *[Signature]*

Mail to:
Happy River LLC - 5
P.O Box 47024
Chicago IL 60647

Name and Address of Taxpayer:
Happy River LLC - 5
P.O Box 47024
Chicago IL 60647

REAL ESTATE TRANSFER TAX		20-Mar-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-12-418-094-1006 20180201600537 1-110-203-336		

REAL ESTATE TRANSFER TAX		20-Mar-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
16-12-418-094-1006 20180201600537 0-143-223-328		


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

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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

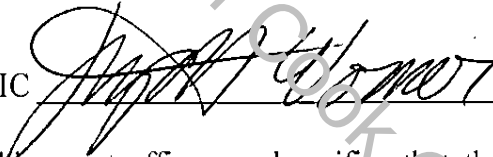
Signature: 

Grantor or Agent

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

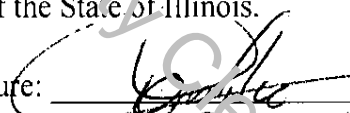


NOTARY PUBLIC



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 NO. 2W IN THE 2754 WEST WASHINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 33 AND 34 IN EDGAR LOOMIS SUBDIVISION OF LOTS 4, 5, 6, 7, 14, 16 AND 17 (EXCEPT THE WEST 33 FEET OF LOTS 5, 6 AND 16) IN TURNER'S SUBDIVISION OF LOT 4 IN THE PARTITION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 27, 2008 AS DOCUMENT NO. 0805815066, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office