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QUIT-CLAIM DEED

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



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 Happy River LLC - 8, 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 .rade 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: 16-23-229-047-1003

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Property Address: 1507 S. Sawyer Avenue, Unit #3, Chicago, IL, 60623

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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In Witness Whereof, said Grantor has	s caused this Quit Claim Deed to be executed and delivered as of
the 27 th day of December, 2017:	(1

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 sold 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 3 rd day of April 2018.

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: Happy River LLC - 8 P.O Box 47024 Chicago IL 60647

	REAL ESTATE TRANSFER TAX		·X	16-Apr-2018	
_		The same of the sa	COUNTY:	0.00	
		(S8C)	ILLINOIS:	0.00	
			TOTAL:	0.00	
	16-23-229-047-1003 201		20180401635632 0-9	75-890-720	

Name and Address of Taxpayer: Happy River LLC - 8 P.O Box 47024 Chicago IL 60647

REAL ESTATE TRA	NSFER TAX	16-Apr-2018
SE 1927	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
	1	4 000 457 470

16-23-229-047-1003 | 20180401635632 | 1-660-157-472

^{*.}Total does not include any applicable penalty or interest due. ... it 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 Agen

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 MY COMMISSION EYPIRES 65/17/20

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:

Grantee or Agent

Subscribed and sworn to before Me by the said <u>Grantee</u> This 27th day of December,

2017.

NOTARY PUBLIC AND WOOD

OFFICIAL SEAL TIREAH WARNER NOTARY PUSLIC - STATE OF ILLINOIS MY COMMISSIC V EXFIRES: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

UNIT NO. 3 IN THE 1507 SOUTH SAWYER CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 46 AND THE SOUTH 17 FEET OF LOT 47 IN THE SUBDIVISJON OF BLOCK 8 OF CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE OF SECTION 23, 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 MARCH 30, 2007 AS DOCUMENT NUMBER 0708922113 TOGETHER WITH 11'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 1507 South Sawyer Avenue, Unit I, Chicago, IL 60623.