UNOFFICIAL COPY

QUIT-CLAIM DEED

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



Doc# 1810645059 Fee \$44,00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAUIT FEE: \$2.00 KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/16/2018 04:25 PM PG: 1 OF 4

Quit Claim Deed

1000 M THE GRANTOR, JRS Chicago LLC 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 - 9, 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 12, to wit:

See Exhibit "A" attached hereto and maue a part hereof (the "Land")

Permanent Index Number: 16-11-408-012-0000

Property Address: 3327 W. Fulton Boulevard, Chicago, IL, 60624

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.



1810645059 Page: 2 of 4

UNOFFICIAL COP

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:

day of December 2017

JONAS DA SILVA. MANAGER

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

DATE: December 27th, 2017

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public is and for said County and State aforesaid, DO HEREBY CERTIFY, that JONAS DA SILVA, Manager, JRS Chicago LLC, 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 3th 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 - 9 P.O Box 47024

Chicago IL 60647

REAL ESTATE TRANSFER TAX

COUNTY: ILLINOIS: TOTAL:

0.00 0.00

16-Apr-2018

16-11-408-012-0000

20180401633330 | 2-000-054-560

Name and Address of Taxpaver:

Happy River LLC - 9 P.O Box 47024

Chicago IL 60647

REAL ESTATE TRANSFER TAX CHICAGO: 16-Apr-2018 0.00

TOTAL:

CTA:

16-11-408-012-0000 20180401633330 0-049-047-840

0.00

0.00 *

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

1810645059 Page: 3 of 4

UNOFFICIAL COPY

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 betree 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 EXPLORMANT 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 ADMINITION NOTARY PUBLIC

OFFICIAL SEAL TIRZAH WARNER NOTARY PUBLIC - STATE OF "LINOIS MY COMMISSION EXPIRES.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.)

1810645059 Page: 4 of 4

UNOFFICIAL COPY

EXHIBIT "A" - LEGAL DESCRIPTION

LOT 23 IN THE SUBDIVISION OF BLOCK 8 IN TYRELL, BERETT AND KERFOOT'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4, NORTH OF LAKE STREET, IN SECTION 11, IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS