

UNOFFICIAL COPY

This instrument prepared by, and after recording, please return to:

Schoenberg, Finkel, Newman & Rosenberg, LLC
222 S. Riverside Plaza, Suite 2100
Chicago, Illinois 60606
Attention: James D. Voigt, Esq.

Send subsequent tax bills to:
Phoenix Property Services A, LLC
5250 S. Loomis Blvd.
Chicago, Illinois 60609

Commonly known as:
5603 South Justine St.
Chicago, Illinois 60636
PIN: 20-17-109-001-0000



Doc# 1812116056 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/01/2018 11:54 AM PG: 1 OF 3

Quit Claim Deed

THE GRANTOR, Edward L. Schweitzer, a single man, whose address is 5250 S. Loomis Blvd., Chicago, IL 60609, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Phoenix Property Services A, LLC, an Illinois limited liability company, whose principal office address is 5250 South Loomis, Chicago, Illinois 60609, all of his interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


ALL THAT PARCEL OF LAND SITUATE IN COOK COUNTY AND STATE OF ILLINOIS BEING KNOWN AND DESIGNATED AS FOLLOWS:



LOT 24 IN BLOCK 11 IN SHOWDON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY

Dated this 12th day of April, 2018.


Edward L. Schweitzer

REAL ESTATE TRANSFER TAX		30-Apr-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-17-109-001-0000 20180401657928 1-656-182-048		
Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		01-May-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-17-109-001-0000 20180401657928 0-768-169-248		

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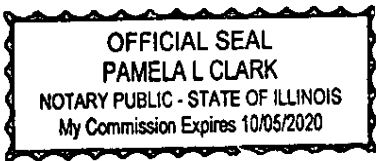
This Transaction exempt pursuant to 35 ILCS 200/31-45 paragraph (e).

James D. Voigt 4-12-18
Attorney

STATE OF ILLINOIS)
) SS.
COUNTY OF Lake)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Edward L. Schweitzer, a single man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12th day of April, 2018.



Pamela L. Clark
Notary Public
My Commission expires:
10/15/20

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 acquire and hold title to real estate in Illinois, or another 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.

DATED: 4 | 12 | 2018SIGNATURE: Pam Clark
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Pam ClarkOn this date of: 4 | 12 | 2018NOTARY SIGNATURE: Keith Hirashima

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 acquire and hold title to real estate in Illinois or other 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.

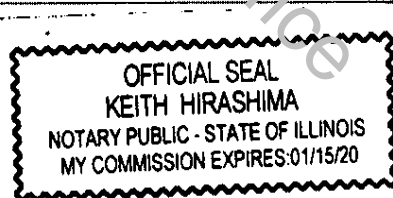
DATED: 4 | 12 | 2018SIGNATURE: Pam Clark
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Pam ClarkOn this date of: 4 | 12 | 2018NOTARY SIGNATURE: Keith Hirashima

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

rev. on 10.17.2016