

# UNOFFICIAL COPY

## Prepared By

Stephen M. Brandenburg  
Cameli & Hoag, P.C.  
105 W. Adams St.  
Suite 1430  
Chicago, Illinois 60603

## After Recording Return To

Kenneth H. Brown  
Brown & Brown P.C.  
600 Central- Suite 325  
Highland Park, Illinois 60035



Doc# 1813122050 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/11/2018 01:37 PM PG: 1 OF 3

Space Above This Line for Recorder's Use

## QUIT CLAIM DEED

STATE OF ILLINOIS  
COOK COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS** in hand paid to Lakeshore Land Ventures LLC-2930, incorrectly shown on prior deed as Lakeshore and Ventures LLC-2930, (hereinafter known as the "Grantor(s)") does hereby **CONVEY AND QUITCLAIM** to RICHARD CORTESI (hereinafter known as the "Grantee(s)") the following described real estate, situated in Cook County, Illinois to-wit:

### AN UNDIVIDED 29.99% INTEREST IN:

2930 N Commonwealth, Chicago IL 60657  
AKA 331 OAKDALE

THE EAST 125 FEET OF THAT PART OF LOT 3 OF THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH CERTAIN PART OF SAID LOT 2 LIES BETWEEN THE EAST LINE OF SHERIDAN ROAD AND THE WEST LINE OF COMMONWEALTH AVENUE, SOUTH OF THE SOUTH LINE OF OAKDALE AVENUE AND NORTH OF THE NORTH LINE OF THE 18 FOOT ALLEY AS SHOWN BY THE ASSESSOR'S PLAN RECORDED IN BOOK 13 OF PLATS, PAGE 79 EXCEPTING FROM THE ABOVE DESCRIBED TRACT OF LAND THE SOUTH 85 FEET OF THE EAST 100 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

Tax Nos.: 14-28-204-002-0000

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,

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INT

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lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

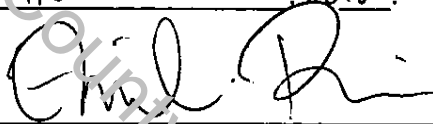
LAKESHORE LAND VENTURES, LLC - 2930

By:   
Name: Lawrence Hillman  
Its: Manager

STATE OF ILLINOIS     )  
  )  
COUNTY OF LAKE     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lawrence Hillman as Manager of LAKESHORE LAND VENTURES, LLC – 2930 whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the day the same bears date.


Given under my hand this 13<sup>th</sup> day of APRIL, 2018.



Notary Public





My Commission Expires: 02/24/2019

REAL ESTATE TRANSFER TAX		11-May-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-28-204-002-0000 | 20180401642772 | 1-988-531-488

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

REAL ESTATE TRANSFER TAX		11-May-2018
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-28-204-002-0000 | 20180401642772 | 2-028-336-416

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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 | 19 | 2018

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

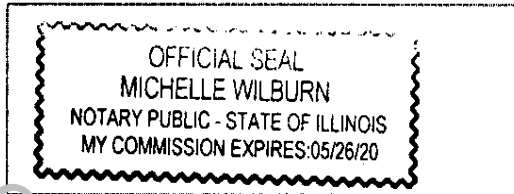
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): Lakeshore Land Ventures LLC - 2930

On this date of: 04 | 19 | 2018

NOTARY SIGNATURE: [Signature]

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 | 19 | 2018

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

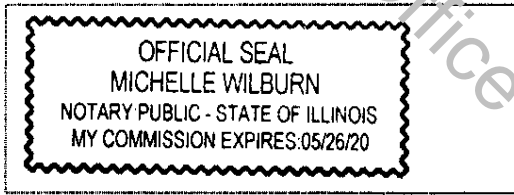
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): Richard Cortesi

On this date of: 4 | 19 | 2018

NOTARY SIGNATURE: [Signature]

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)**