

UNOFFICIAL COPY

Doc#: 1817255072 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/21/2018 11:22 AM Pg: 1 of 4

Dec ID 20180601606320
ST/CO Stamp 0-397-958-432
City Stamp 0-930-116-896

QUITCLAIM DEED 1803275 JL BA

GRANTOR, 2047 FARRAGUT LLC, an Illinois limited liability company (herein, "Grantor"), whose address is 2047 W Farragut Avenue, Chciago, IL 60625, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, LAWRENCE ROSENBLUM, an unmarried man (herein, "Grantee"), whose address is 2047 W Farragut Avenue, Chciago, IL 60625, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 2047 W Farragut Avenue
Chciago, IL 60625

Permanent Index Number: 14-07-120-004 0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

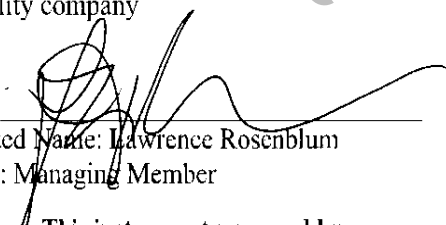
To have and to hold said premises forever.

Dated this 8 day of June, 2018.

GRANTOR

2047 FARRAGUT LLC, an Illinois limited liability company

**MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC**
319 W. ONTARIO ST. #200
CHICAGO, IL 60654

By: 
Printed Name: Lawrence Rosenblum
Title: Managing Member

~~When recorded return to:
LAWRENCE ROSENBLUM
2047 W FARRAGUT AVE
CHICAGO, IL 60625~~

Send subsequent tax bills to:
LAWRENCE ROSENBLUM
2047 W FARRAGUT AVE
CHICAGO, IL 60625

This instrument prepared by:
LEILA L. HALE, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

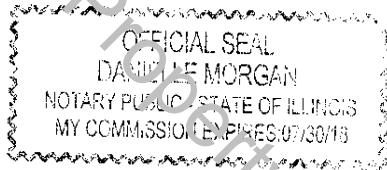
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STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on June 8, 2018, by Lawrence Rosenblum, as Managing Member of 2047 FARRAGUT LLC, an Illinois limited liability company.

[Affix Notary Seal]

Notary signature: *Danielle Morgan*
Printed name: Danielle Morgan
My commission expires: 7/30/18



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) -
ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature]
Signature of Buyer/Seller/Representative

6/8/18
Date

Cook County Clerk's Office

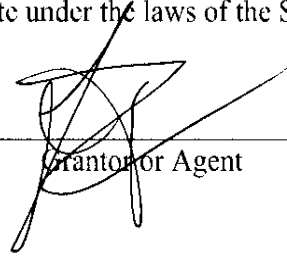
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, 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 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: 6/8/18

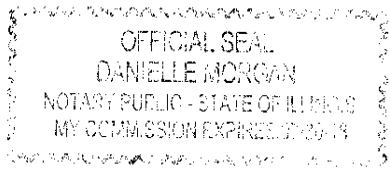
Signature: _____



Grantor or Agent

Subscribed and sworn to before me by the said JUNE 8, 2018 LAWRENCE R. WERNBOM this 8th day of JUNE, 2018.

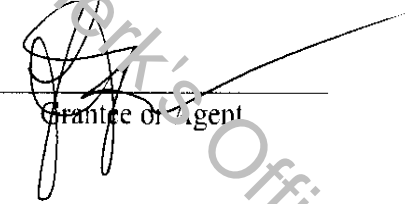
Notary Public *Danielle Morgan*



The grantee or his/her agent affirms that, to the best of his/her knowledge, 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 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: 6/8/18

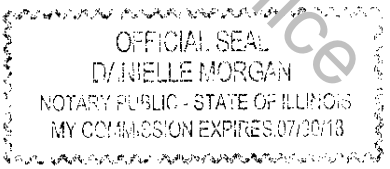
Signature: _____



Grantee or Agent

Subscribed and sworn to before me by the said JUNE 8, 2018 LAWRENCE R. WERNBOM this 8th day of JUNE, 2018.

Notary Public *Danielle Morgan*



NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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EXHIBIT A

[Legal Description]

LOT 24 IN FARRAGUT-HOYNE SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 299.17 FEET OF THE NORTH 141 FEET OF THE SOUTH 174 FEET) IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.