

# UNOFFICIAL COPY

**Quitclaim Deed**

**Instrument Prepared by:**

McCormick Law Group, LLC  
2 N. LaSalle Street, Suite 1250  
Chicago, Illinois 60602

**Mail Recorded Deed To:**

Michael T. McCormick  
2 N. LaSalle Street, Suite 1250  
Chicago, Illinois 60602

**Name & Address of Property Owners:**

Viking Real Estate, LLC, an Illinois Limited  
Liability Company  
3316 N. Damen Avenue, Apt. 2  
Chicago, IL 60618



\*1820734081\*

Doc# 1820734081 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/26/2018 03:28 PM PG: 1 OF 4

GRANTOR, Jeffrey Richards, of 3316 N. Damen Avenue, Apt. 2 Chicago, IL 60618, a married man, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, CONVEY AND QUITCLAIM to the GRANTEE, Viking Real Estate, LLC an Illinois Limited Liability Company, of 3316 N. Damen Avenue, Apt. 2 Chicago, IL 60618, the following described real estate situated in the County of Cook and State of Illinois, to wit:

Legal description attached hereto as Exhibit A.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises of the second part forever.

Permanent Index Number: 14-29-407-105-1017  
Property Address: 2700 N. Halsted Street, Unit 404 Chicago, IL 60614

REAL ESTATE TRANSFER TAX		26-Jul-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		26-Jul-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-29-407-105-1017 | 20180701631643 | 1-567-676-192

14-29-407-105-1017 | 20180701631643 | 1-832-212-256

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

R4

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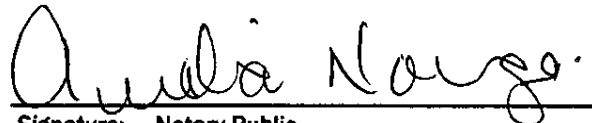
DATED this <sup>9th</sup>~~8th~~ day of July, 2018.

  
Jeffrey Richards

STATE OF ILLINOIS    }  
                                  } ss.  
COUNTY OF COOK    }

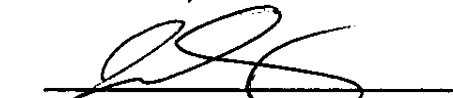
I, the undersigned, a notary in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Jeffrey Richards is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person appeared before me this day in person and acknowledged that said person signed, sealed and delivered the said instrument as said person's free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

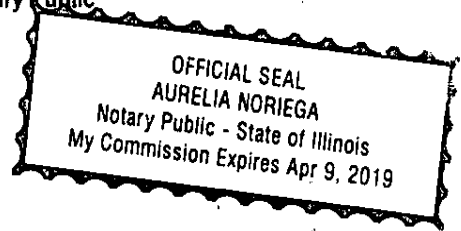
Given under my hand and notarial seal, this <sup>9th</sup>~~8th~~ day of July, 2018, by  
(SEAL) <sub>9TH</sub>

  
Signature: Notary Public

This Deed is exempt from transfer tax under 35 ILCS 100/31-45(e).

DATED this <sup>9th</sup>~~8th~~ day of July, 2018.

  
Jeffrey Richards



**Send Tax Bills To:** Viking Real Estate, LLC, 3316 N. Damen Avenue, Apt. 2 Chicago, IL 60618

Notary of Cook County Clerk's Office

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## EXHIBIT A

**Parcel 1:**

Unit 404 in the 2700 Club Condominium, as delineated on a survey of the following described real estate:

Lots 1 to 7, both inclusive, in H. O. McDaid's Subdivision of the South 1/2 of the East 5 acres of Outlot 9 in the Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0020723157, and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**Parcel 2:**

The exclusive right to the use of P-35 and S-15, limited common elements, as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0020723157.

Property of Cook County Clerk's Office

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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 a land trust, is 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: July 9, 2018

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME THIS

9<sup>th</sup> DAY OF July, 2018

Meredith Treimer (NOTARY PUBLIC)



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, 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: July 9, 2018

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME THIS

9<sup>th</sup> DAY OF July, 2018

Meredith Treimer (NOTARY PUBLIC)



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 a Class A misdemeanor for subsequent offenses.