

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

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AFTER RECORDING RETURN TO:

Zeno Law Office, P.C.  
401 S. LaSalle #801 P  
Chicago, IL 60605



Doc# 1824344073 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH


COOK COUNTY RECORDER OF DEEDS



DATE: 08/31/2018 03:00 PH PG: 1 OF 4

## QUIT CLAIM DEED

This QUIT CLAIM DEED, dated as of \_\_\_\_\_, 2018, LAWLER & HAMLIN PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY ("GRANTOR"), having an address of 7705 S COTTAGE GROVE CHICAGO IL 60619, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY, WARRANT, DEMISE AND TRANSFER TO 77<sup>th</sup> & CORNELL CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION ("GRANTEE"), having an address of \_\_\_\_\_ all interest in that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto (the "PROPERTY") and made a part hereof, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Property is being transferred "as is, where is" with absolutely no warranties of any sort. Grantee agrees to the Property subject to all taxes, matters of title and survey, building violations and court cases.

REAL ESTATE TRANSFER TAX		31-Aug-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20-25-317-036-1012   20180801672757   0-756-719-776		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		31-Aug-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-25-317-036-1012   20180801672757   1-874-010-272		

CCRD REVIEW A



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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 1637-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7701 SOUTH CORNELL CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0333632081, IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N: 20-25-317-036-1012

PROPERTY ADDRESS: 1637 EAST 77TH STREET, UNIT 2, CHICAGO ILLINOIS 60649

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 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 and hold title to real estate under the laws of the State of Illinois.

Dated JULY 31, 2018

Signature: James B Williams (Grantor or Agent)

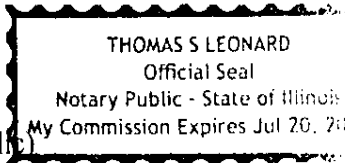
Subscribed and sworn to before me by the

said JAMES B WILLIAMS

this 31 day of JULY, 2018

[Signature]

(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, 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 JULY 31, 2018

Signature: James B Williams (Grantee or Agent)

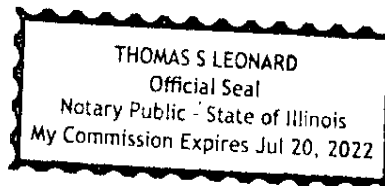
Subscribed and sworn to before me by the

said JAMES B WILLIAMS

this 31 day of JULY, 2018

[Signature]

(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 of a Class A misdemeanor for subsequent offenses.