## **UNOFFICIAL COPY**

Doc#. 1833741087 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 12/03/2018 10:40 AM Pg: 1 of 4

Dec ID 20181101648239 ST/CO Stamp 1-822-296-736 City Stamp 1-486-236-320

This instrument prepared by. EON FUND 13, LLC 236 Waukegan Rd., Glaview, IL 60025 After Recording, Send To & Mail Tax Statements To: EON FUND 13, LLC 236 Waukegan Rd., Glenview, IJ 60025

### **QUITCLAIM DEED**

EON FUND 13 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, hereinafter grantor, of Cook County, Illinois, for \$ 1.00 (One Dollar and No Cents) in consideration paid, grants and quitclaims to BGH SFR BTR FUND ULLC., AN ILLINOIS LIMITED LIABILITY COMPANY., hereinafter grantee, whose tax mailing address is 236 Waukegan Rd., Glenview, IL 60025, with quitclaim covenants, all right, title, interest and claim to the th.
Clarks Office following land in the following real property:

See Attached Legal Description:

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The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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, lien equity and claim unatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on **NOVEMBER** 6, 2018:

EON FUND 13 LLC, AN ELLINOIS LIMITED LIABILITY COMPANY

BY: George Bahramis ITA: Manager

STATE OF ILLINOIS COUNTY OF COOK

> SANDY M. MARQUEZ OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires January 19, 2021

Notary Ruplic

MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFF' STAMP (If Required)

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: NOVEMBER 6, 2018

Buyer, Seller or Representative- George Bahramis

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### **UNOFFICIAL COPY**

#### 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 land trust is either a natural person, and 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 NOVEMBER 6,2018

Signature of Grantor or Agent
Subscribed and sworn to before
Me by the said George Bahramis
this Ginday of NOVEMBER,2018.

SANDY M. MARQUEZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
January 19, 2021

NOTARY PUBLAC

The Grantee or his agent a firms 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 a quire and hold title to real estate in Illinois a partnership authorized to do business or 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.

Date November 6, 2513

Signature of Grantee or Agent

Subscribed and sworn to before Me by the said George Bahramis this  $\mathcal{C}^{\{\eta\}}$  day of NOVEMBER,2018.

SANDY M. MARQUEZ
OFFICIAL SEAL
Notary Public, State of Illinois
Nay Commission Expires
January 19, 2021

NOTARY PUBLIC

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemean or for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act

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#### **EXHIBIT "A"**

#### PROPERTY DESCRIPTION

LOT 36 IN BLOCK 4 IN THE RESUBDIVISION OF ALL THAT PART OF TAYLOR'S FIRST JI. RTH r. (ST OF Th. 9839 South Ewing Ave.) 26-08-103-013-0000 Control of Country Clerk's Office. ADDITION TO SOUTH CHICAGO, LYING EAST OF THE WEST 20 CHAINS THEREOF, IN THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 8, TOWNSHIP 37, NORTH, RANGE 14,