

UNOFFICIAL COPY

QUIT CLAIM DEED
Limited Liability Company
to
Limited Liability Company
Statutory (Illinois)



Doc# 1836022030 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/26/2018 01:29 PM PG: 1 OF 3

Above Space for Recorder's Use Only

THE GRANTOR, **GREENSIDE PROPERTIES, LLC**, a limited liability company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for the consideration of Ten and no/100 DOLLARS, and the other good and valuable consideration in hand paid, pursuant to authority given to the manager(s), CONVEY(S) and QUIT CLAIM(S):

an undivided fifty percent (50%) interest to **JTS Development, LLC**, a Colorado limited liability company, 7402 Triangle Drive, Fort Collins, CO 80525 and an undivided fifty percent (50%) interest to **Front 9 Properties, LLC**, a Michigan limited liability company 148 E. Front Street, #207, Traverse City, MI 49684

as TENANTS in COMMON, all interest in the following described Real Estate situated in Cook County, Illinois, commonly known as 11813 S. Morgan, Chicago, Illinois, and legally described as:

SEE LEGAL DESCRIPTION ON REVERSE SIDE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and subject to general real estate taxes not yet due and payable at the time of closing, covenants, conditions and restrictions of record and public and utility easements.

Permanent Real Estate Index Number(s): 25-20-420-003-0000

Address(es) of Real Estate: 11813 S. Morgan, Chicago, Illinois 60643

DATED this 13th day of December, 2018.

GREENSIDE PROPERTIES, LLC

 (SEAL)
JOHN SHAW, Member/Manager

 (SEAL)
DAVID A. SPERRY, Member/Manager

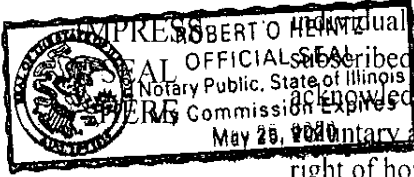
EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUB. PAR. E
AND COOK COUNTY ORDINANCE 93-0-27 PAR. E

Date 12-13-18 Signature 

State of Illinois, County of Cook, ss.

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I, the undersigned, a Notary Public in and for said County,
 in the State aforesaid, DO HEREBY CERTIFY that JOHN SHAW and DAVID A. SPERRY, the
 individuals signing above, personally known to me to be the same persons whose names are
 subscribed to the foregoing instrument, appeared before me this day in person, and
 acknowledged that they signed, sealed and delivered the said instrument as their free and
 voluntary act, for the uses and purposes therein set forth, including the release and waiver of the
 right of homestead.



Given under my hand and official seal, this 13 day of DECEMBER, 2018.

Commission expires MAY 25, 2020

NOTARY PUBLIC

This instrument was prepared by Michael C. Roberts 4042 N. Elston, Chicago, Illinois 60618
 (Name and address)

LEGAL DESCRIPTION

LOT 35 AND THE SOUTH 1/2 OF LOT 36 IN BLOCK 3 IN RESUBDIVISION OF THE WEST 1/2 OF BLOCKS 8 AND 11 AND ALL OF BLOCKS 9 AND 10 (EXCEPT LOTS 19, 22, AND 23 IN BLOCK 10) IN ORIGINAL SUBDIVISION OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MAIL TO:

MICHAEL C. ROBERTS
 (Name)

4042 N. ELSTON AVENUE
 (Address)

CHICAGO, IL 60618
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

GREENSIDE PROPERTIES
 (Name)

3049 W. 59TH STREET
 (Address)

CHICAGO, IL 60629
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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

25-20-420-003-0000 | 20181101646927 | 0-247-744-160

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

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

25-20-420-003-0000 | 20181101646927 | 1-233-626-784

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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: 12 | 13 | 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:

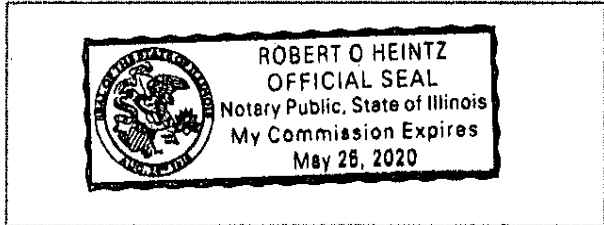
ROBERT O. HEINTZ

By the said (Name of Grantor): MICHAEL C ROBERTS

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 13 | 2018

NOTARY SIGNATURE: [Signature]



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: 12 | 13 | 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:

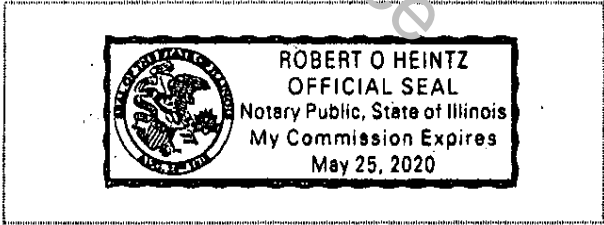
ROBERT O. HEINTZ

By the said (Name of Grantee): MICHAEL C. ROBERTS

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 13 | 2018

NOTARY SIGNATURE: [Signature]



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)