

UNOFFICIAL COPY

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



1836022035

Doc# 1836022035 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/26/2018 01:38 PM PG: 1 OF 3

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 7300 S. Morgan, Chicago, Illinois, and legally described as:

SEE LEGAL DESCRIPTION ON REVERSE SIDE

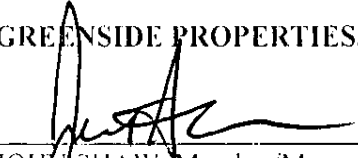
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and subject to general real estate taxes not yet due and payable at the time of closing, covenants, conditions and restrictions of record and public and utility easements.

Permanent Real Estate Index Number(s): 20-29-219-035-0000

Address(es) of Real Estate: 7300 S. Morgan, Chicago, Illinois 60621

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 Don Sperry

CCRD REC'D

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

Robert O. Heintz
NOTARY PUBLIC

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

LEGAL DESCRIPTION

LOT 1 (EXCEPT THE SOUTH 1 FOOT, THREE INCHES THEREOF) IN BLOCK 1 IN YOUNG AND RYAN'S
SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST
1/4 OF SECTION 29, TOWNSHIP 38 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. 50TH 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 *

20-29-219-035-0000 | 20181101645882 | 1-123-927-712

* 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

20-29-219-035-0000 | 20181101645882 | 0-639-679-136

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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: _____

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: _____

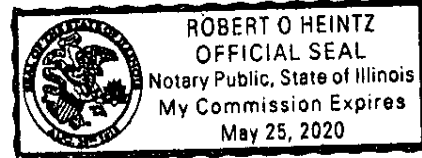
By the said (Name of Grantor): MICHAEL C. ROBERTS

On this date of: 12 | 13 | 2018

NOTARY SIGNATURE: _____

ROBERT O. HEINTZ

AFFIX NOTARY STAMP BELOW



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: _____

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: _____

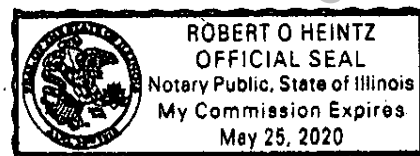
By the said (Name of Grantee): MICHAEL C. ROBERTS

On this date of: 12 | 13 | 2018

NOTARY SIGNATURE: _____

ROBERT O. HEINTZ

AFFIX NOTARY STAMP BELOW



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)**

rev. on 10.17.2016