

UNOFFICIAL COPY

QUIT CLAIM DEED

Statutory
(Illinois)

MAIL TO: 1009508 2964
Lakeland Title Services
1300 Iroquois Ave., Ste. 100
Naperville, IL 60563



Doc# 1901742057 Fee \$44.00

HSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/17/2019 02:20 PM PG: 1 OF 4

Name & address of taxpayer:
Nitti Gritty Flippers, LLC
800 Mark Twain Trail
Batavia, IL 60510

THE GRANTOR, Marys Lane, LLC, of 1S353 Marys Lane, Lombard, Illinois 60148 a limited liability company created and existing under and by the virtue of the laws of the State of Illinois, and Nitti Gritty Flippers, LLC., of 800 Mark Twain Trail, Batavia, IL 60510, a limited liability company created and existing under and by the virtue of the laws of the State of Illinois, for and in consideration of the sum of TEN and NO/100ths DOLLARS and other good and valuable considerations, in hand paid, and pursuant to authority given by the Members of said company,

CONVEYS AND QUIT CLAIMS to Nitti Gritty Flippers, LLC of 800 Mark Twain Trail, Batavia, IL 60510, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 451 (EXCEPT THE NORTH 10 FEET) AND THE NORTH 20 FEET OF LOT 452 IN GEORGE F. NIXON AND COMPANY'S SECOND TERMINAL ADDITION TO THE WESTCHESTER SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NON-HOMESTEAD PROPERTY

Subject to general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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 said premises in fee simple forever.

Permanent index number: 15-21-216-041-0000

Property address: 1507 Bristol Ave, Westchester, IL 60154

DATED this 11th day of January, 2019.

TRANSFER STAMP
Certification of Compliance

Village of Westchester, Illinois (CL) 1-14-19

Brenda Murzyn, Authorized Agent
Marys Lane, LLC

Brenda Murzyn, Authorized Agent
Nitti Gritty Flippers, LLC

S Y
P 4/66
S N
M N
SC Y
E Y
INT Y/W

UNOFFICIAL COPY

QUIT CLAIM DEED

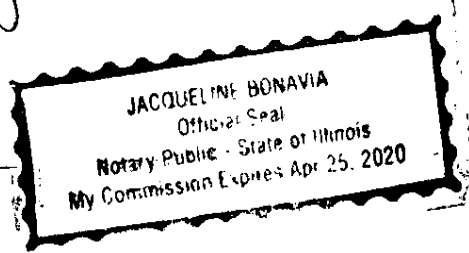
Statutory
(Illinois)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brenda Murzyn, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and the person acknowledged that the person signed, sealed and delivered the instrument as its free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 11th day of January, 2019.

Commission expires

Jacqueline Bonavia
Notary Public



COUNTY- ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH E, 35 ILCS 200/31-45, PROPERTY TAX CODE

DATE: Brenda Murzyn 1/11/19
Buyer, Seller, or Representative: Marys Lane, LLC
1S358 Marys Lane
Lombard, IL 60148-4605

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Brenda Murzyn, Attorney at Law
1300 Iroquois Drive, Suite 125
Naperville, IL 60563

UNOFFICIAL COPY

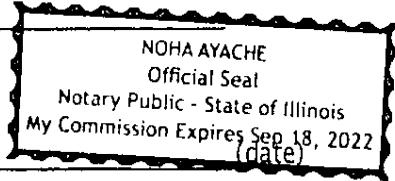
STATEMENT BY GRANTOR AND GRANTEE

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 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.

Date: 11/11/19

Signature: [Handwritten Signature]
Grantor

Grantor



Subscribed and Sworn before me on 11/11/19

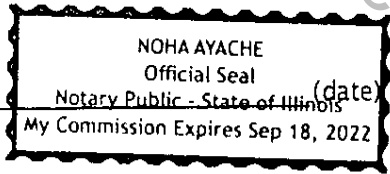
[Handwritten Signature]
Notary Public

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.

Date: 11/11/19

Signature: [Handwritten Signature]
Grantee

Grantee



Subscribed and Sworn before me on 11/11/19

[Handwritten 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 a Class A misdemeanor for subsequent offenses.

UNOFFICIAL COPY

EXHIBIT A:

LOT 451 (EXCEPT THE NORTH 10 FEET) AND THE NORTH 20 FEET OF LOT 452 IN GEORGE F. NIXON AND COMPANY'S SECOND TERMINAL ADDITION TO THE WESTCHESTER SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY: 15-21-216-041-0000
1507 Bristol Ave, Westchester IL 60154

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**