

# UNOFFICIAL COPY

Doc#: 1907013121 Fee: \$54.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/11/2019 10:39 AM Pg: 1 of 4

## QUIT CLAIM DEED

Dec ID 20190301617139  
ST/CO Stamp 0-897-521-056  
City Stamp 0-360-650-144

734593  
Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

On this 8<sup>th</sup> day of August, 2017, **EQUITY PLUS PROPERTIES INC., AN ILLINOIS CORPORATION AND SEEM GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, (collectively the "GRANTOR") for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, REMISES, RELEASES, CONVEYS AND QUITCLAIMS to **SEEM GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, ("GRANTEE"), all the right, title, interest, claim and demand which the said GRANTORS has in and to the following described real estate situated in the county of Cook and the state of Illinois, to wit:

LOT 35 IN BLOCK 4 IN A.T. MC INTOSH'S MARQUETTE PARK ADDITION, BEING A SUBDIVISION OF LOTS 1 2, 3, AND 4 IN WILLIAM S. JOHNSTON'S ESTATE SUBDIVISION OF THE NORTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Address of Real Estate:** 7130 S. FAIRFIELD AVE, CHICAGO, IL 60629

**Permanent Real Estate Index Number:** 19-25-200-031-0000

SAID CONVEYENCE is made subject to the 2017 general real estate taxes not yet due and payable and subsequent tax years; covenants, conditions, and restrictions of record; easements; building lines on plat of said subdivision; building laws and ordinances; and public road and highways, if any.

**To Have and to Hold** the same together with each and all of the appurtenances thereunto belonging or appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor either in law or equity, to the only proper use and benefit of grantee forever. The subject property is an investment property. Hereby releasing and waiving all rights under and by virtue of the homestead laws of the state of Illinois.

**In Witness Whereof**, GRANTORS have signed and sealed these presents on the date above written.

# UNOFFICIAL COPY

GRANTOR(S):

EQUITY PLUS PROPERTIES INC, AN ILLINOIS CORPORATION

BY: [Signature]  
JEFFERY CHILDS; ITS PRESIDENT

SEEM GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY: [Signature]  
ANTONIO ESPINOZA; ITS: SOLE MEMBER

State of Illinois

County of Cook ss. NOTARY

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that JEFFERY CHILDS, PRESIDENT OF EQUITY PLUS PROPERTIES INC., AN ILLINOIS CORPORATION, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 seal, this 20 day of August, 2017.



Commission expires: 11/18/18  
[Signature] (Notary Public)

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act.  
3/4/19 Date  
[Signature] Buyer, Seller or Representative

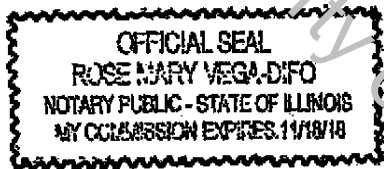
# UNOFFICIAL COPY

State of IL

County of COOK ss. NOTARY

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **ANTONIO ESPINOZA, SOLE MEMBER OF SEEM GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 seal, this 8<sup>th</sup> day of August, 2017.



Commission expires 11/18/18

(Notary Public)

This instrument was prepared by:

Lisa Rogers, Esq.

36 W. Randolph Street, Suite 800

Chicago, IL 60601

MAIL RECORDED INSTRUMENT TO:

SEND SUBSEQUENT TAX BILLS TO:

Seem Group, LLC

Seem Group, LLC

830 Moody Ave.

830 Moody Ave.

Burbank IL 60459

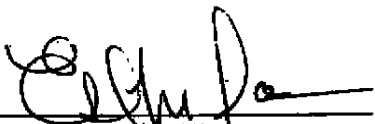
Burbank, IL 60459

# UNOFFICIAL COPY


## STATEMENT BY GRANTOR AND GRANTEE

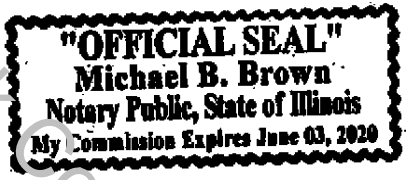
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS.

DATED: 3/4/19

SIGNATURE:   
GRANTOR OR AGENTS

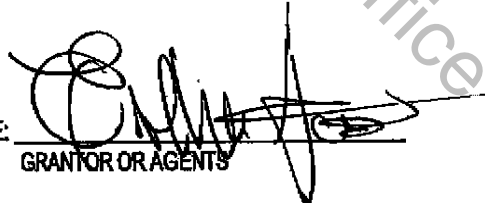
SUBSCRIBE AND SWORN TO BEFORE ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: 




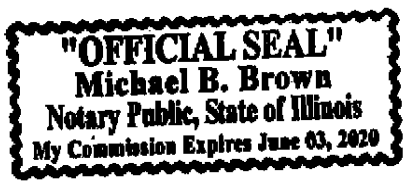
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS.

DATED: 8/4/19

SIGNATURE:   
GRANTOR OR AGENTS

SUBSCRIBE AND SWORN TO BEFORE ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: 



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.