### **UNOFFICIAL COPY**

**Send Future Tax Bills To:** Grantee's Address:

Rajesh N. Karmacharya 1747 N. Rockwell St. Chicago, IL 60647

#### **After Recording Mail To:**

Drost Kivlahan McMahon & O'Connor LLC Attn: Erric Rose 11 South Dunton Avenue Arlington Heights, IL 60005

### This Instrument Was Prepared By:

Drost Kivlahan McMahon & O'Connor LLC 11 South Dunton Avenue Arlington Heights, IL 60005



Doc# 1908549112 Fee \$46.25

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

AFFIDAUIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/26/2019 02:24 PM PG: 1 OF 4

#### CORPORATE QUIT CLAIM DEED

The GRANTOR, Kantipur Group, ILC, an Illinois limited liability company, having its principal office at 1414 N Milwaukee Avenue, Chicago, IL 60622, for and in consideration of TEN AND 00/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEY(S) AND QUIT CLAIMS to GRANTEE, Rajesh N. Karmacharya, of Chicago, IL, in fee simple, the following described real estate situated in Cook County, State of Illinois, together with all tangible personal property permanen ty or regularly located at and used in and about said premises, to wit:

**Legal Description:** 

See Exhibit A.

Commonly known as:

1747 North Rockwell Street, Chicago IL 60t 47

Permanent Tax Index No.: 13-36-421-002-0000

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions, and restrictions of record; and building lines and easements of record.

Hereby waving and releasing all rights under and by virtue of the Laws of the State of Illinois.

# **UNOFFICIAL COPY**

IN WITNESS WHEREOF, the undersigned has caused this Corporate Quit Claim Deed to be signed and attested and has caused it corporate seal to be affixed this \_\_\_\_\_ day of \_\_\_\_\_\_, 2018.

	, 2010.		
			Kantipur Group, LLC, an Illinois limited liability company
			Dec 151
			By:
			Name: Sanjee Karmacharya
	0		Title: Managing Member
STATE OI	FILLMOIS )	SS.	
COUNTY	OF COOK )	55.	
a Managin personally instrument that he sig free and vo	DO HEREBY CER ag Member of Kant known to me to b , as having executed ned, sealed and delivered	CITY that Sanjeev tip ir Group, LLC te the same person the same appeared to vered the said instruction Kantipur Croup	Karmacharya, personally known to me to be an Illinois limited liability company, and whose name is subscribed to the foregoing person and acknowledged ament as his free and voluntary act, and as the p, LLC, an Illinois limited liability company,
Giv	ven under my hand a	nd official seal, this	
Se	ere A	Trend	Clary
	•		EXEMPT UNDER PROVISIONS OF
		a de la companya de	SECTION 31-45 ( ) OF THE REAL
<b>∮</b> ⊤⊦	HERESE A FOLEY	•	ESTATE TRANSFER TAX LAW, 35 ILCS
Notary F	Official Seal Public – State of Illinois		200/31-45(e).
	ssion Expires Mar 22, 2021		1911
			Grantor
			Date: 11/1118
TATE TRAN	NSFER TAX	25-Mar-2019	
	CHICAGO:	0.00	REAL ESTATE TRANSFER TAX 26-Ma
	CTA:	0.00	REAL ESTATE TRANSPORTER COUNTY:

REAL ESTATE TRANSFER TAX 25-Mar-2019			
	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	
10.00.101.000.0000	00400004000055	L 4 000 040 044	

13-36-421-002-0000 | 20190201606055 | 1-986-813-344

<sup>\*</sup> Total does not include any applicable penalty or interest due.

REAL ESTATE	TO ANCEED TA	x	26-Mar-2019
REAL ESTATE	IRANSFER	COLBITY:	0.00
	Contract of the second	COUNTY:	0.00
- 250		ILLINOIS:	0.00
	(30%)		0.00
		TOTAL:	
			1-083-129-248
	000 0000	20190201606055	1-003-120 2 10

## **UNOFFICIAL COPY**

### EXHIBIT A

### **Legal Description:**

LOT 6 IN J.W. HAMBLETON'S SUBDIVISION OF BLOCK 6 OF JOHNSON SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13.36-421-002-0000

Jorth Ro.

Or Cook Colling Clerk's Office Address: 17 7 North Rockwell Street, Chicago IL 60647

1908549112 Page: 4 of 4

## **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 of Illinois.

Date: 11/1110	Signature:
Subscribed and sworn to before me by the said grantor on this day of, 2018.  There are A. July	THERESE A FOLEY Official Seal Notary Public – State of Illinois My Commission Expires Mar 22, 2021

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 title to real estate under the laws of the State of Illinois.

Date: 11-15.15 Signature Knuff.

Subscribed and sworn to before me by the said grantee on this 6 day of

Notary Public

2018.

PATRICK M SHEARD
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 19, 2021