

# UNOFFICIAL COPY

**AFTER  
RECORDING  
MAIL TO:**

Michael H. Wasserman  
105 W. Madison Street  
Suite 401  
Chicago, Illinois 60602



\*1914222043D\*

Doc# 1914222043 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/22/2019 10:19 AM PG: 1 OF 3

**SEND SUBSEQUENT  
TAX BILLS TO:**

B Franks Capital, LLC  
19133 Pine Drive  
County Club Hills, IL 60478

Above Space for Recorder's Use Only

## Quit Claim Deed

Statutory (ILLINOIS)  
(Individual to Individual)

THE GRANTOR (S) **Alexander Brown, single person**, of the City of Chicago, County of Cook State of Illinois for the consideration of Ten Dollars and No Cents (\$10.00), and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** to

B Franks Capital, LLC, an Indiana Limited Liability Company, of 19133 Pine Drive, County Club Hills, IL 60478, all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 9021 S. Muskegon, Chicago, IL 60617, legally described as:

LOT 38 (EXCEPT THE SOUTH 5 FEET) AND SOUTH 10 FEET OF LOT 39 IN KENT'S SUBDIVISION OF BLOCK 51 IN SUBDIVISION MADE BY CALUMET AND CHICAGO CANAL DOCK COMPANY BEING OF PARTS OF FRACTIONAL SECTION 5 AND SECTION 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. :

Permanent Real Estate Index Number (s): 26-06-221-007-0000

Address(es) of Real Estate: 9021 S. Muskegon, Chicago, IL 60617

S Y  
P 3  
S Y  
M N  
SC N  
E N  
INT Rv

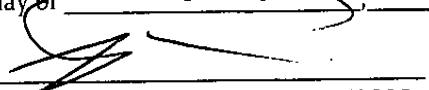
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Dated this 20 day of June 17, 2018

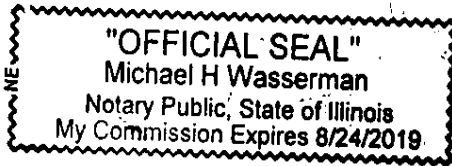
Alexander Brown (SEAL)  
**Alexander Brown**


STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alexander Brown, 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 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 official seal, this 20 day of June, 2018.  
Commission expires 8.24.19  
  
NOTARY PUBLIC



This instrument was prepared by  
Michael H. Wasserman, 105 West Madison Street, Suite 401 Chicago, IL 60602  
312.726.1512 [www.mhwasserman.com](http://www.mhwasserman.com)



REAL ESTATE TRANSFER TAX		22-May-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

26-06-221-007-0000 | 20190501679524 | 0-947-629-984

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

REAL ESTATE TRANSFER TAX		22-May-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

26-06-221-007-0000 | 20190501679524 | 1-722-281-888

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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: 5 | 20 | 2019

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: \_\_\_\_\_

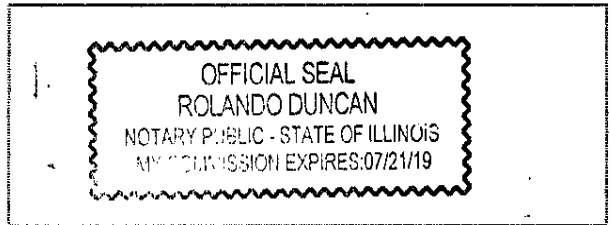
Rolando Duncan

By the said (Name of Grantor): \_\_\_\_\_

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 20 | 2019

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: 5 | 20 | 2019

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: \_\_\_\_\_

Rolando Duncan

By the said (Name of Grantee): \_\_\_\_\_

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 20 | 2019

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)**