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Doc#: 1921255137 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/31/2019 10:18 AM Pg: 1 of 5

Dec ID 20190701644021
ST/CO Stamp 0-878-218-336
City Stamp 1-415-089-248

QUITCLAIM DEED 1902293EVL/RTC

GRANTOR, FARM TO CITY RENTALS, LLC - LARRABEE, an Illinois limited liability company (herein, "Grantor"), whose address is 567 Oak Street, Winnetka, IL 60093, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEYS AND QUITCLAIMS** to **GRANTEE, MICHAEL M. NIELSEN, JR. and LORI S. NIELSEN**, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 567 Oak Street, Winnetka, IL 60093, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 720 N Larrabee Street Apt. 1102,
Chicago, IL 60654

Permanent Index Number: 17-09-113-017-1080 &
17-09-113-017-1341

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 2 day of July, 2019.

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

When recorded return to:

MICHAEL M. NIELSEN, JR.
LORI S. NIELSEN MP
567 OAK ST.
WINNETKA, IL 60093

Send subsequent tax bills to:

MICHAEL M. NIELSEN, JR.
LORI S. NIELSEN
567 OAK ST.
WINNETKA, IL 60093

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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GRANTOR

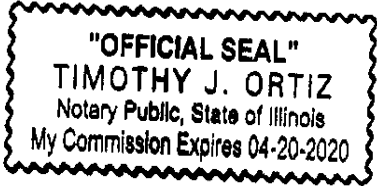
FARM TO CITY RENTALS, LLC -
LARRABEE, an Illinois limited liability
company

By: [Signature]
Printed Name: Michael M. Nielsen, Jr.
Title: Member

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on 7/2/19 by Michael M. Nielsen, Jr.,
as Member of FARM TO CITY RENTALS, LLC - LARRABEE, an Illinois limited liability company.

[Affix Notary Seal] Notary signature: [Signature]
Printed name: Timothy J. Ortiz
My commission expires: 4-20-20



PROFESSIONAL COOK County Clerk's Office

UNOFFICIAL COPY

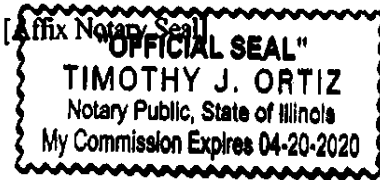
GRANTOR

FARM TO CITY RENTALS, LLC -
LARRABEE, an Illinois limited liability
company

By: *Lori Nielsen*
Printed Name: Lori S. Nielsen
Title: Member

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 7/2/19, by Lori S. Nielsen, as
Member of FARM TO CITY RENTALS, LLC - LARRABEE, an Illinois limited liability company.



Notary signature: *[Signature]*
Printed name: TIMOTHY J. ORTIZ
My commission expires: 4-20-20

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) -
ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature]
Signature of Buyer/Seller/Representative

7-2-19
Date

PROVIDED TO COOK COUNTY Clerk's Office

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EXHIBIT A

[Legal Description]

PARCEL 1:

UNIT 1102 AND GU-174, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN THE TWO RIVER PLACE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0410718039, BEING A PART OF RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-80 A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY.

This property is NOT the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and receive such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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STATEMENT OF GRANTOR/GRANTEE

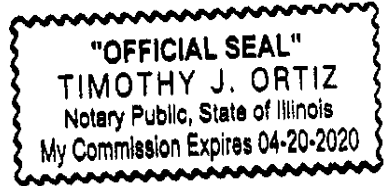
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Dated 7/2, 2019 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before

Me by the said Property to City Rentals LLC by Michael M. Nielsen
this 2 day of July, 2019

Notary Public [Signature]



The grantee 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.

Dated 7/2, 2019 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before

Me by the said Michael M. Nielsen and Lori S. Nielsen
this 2 day of July, 2019

Notary Public [Signature]

