

41047154
P1+P7
QUIT CLAIM DEED

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Doc# 1927345088 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/30/2019 11:33 AM PG: 1 OF 4

THE GRANTOR,
BRAAVOSI HOLDINGS, LLC,
an Illinois limited liability company,
created and existing under and by virtue of the laws of the State of Illinois,

FOR RECORDER'S USE ONLY

for and in consideration of TEN AND NO/100's DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND QUIT CLAIMS to **SOUTH SHORE ICARUS, LLC**, an Illinois limited liability company, of 1347 W. Washington Blvd., #1B, Chicago, IL 60607, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

P.I.N.:	20-23-120-039-1001	20-23-120-039-1008
	20-23-120-039-1002	20-23-120-039-1009
	20-23-120-039-1003	20-23-120-039-1010
	20-23-120-039-1004	20-23-120-039-1011
	20-23-120-039-1005	20-23-120-039-1012
	20-23-120-039-1006	20-23-124-012-0000
	20-23-120-039-1007	

Subject to: General real estate taxes not due and; 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 Real Estate.

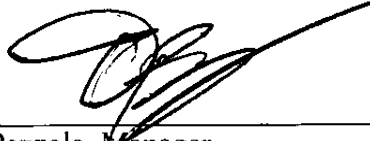
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 22 day of August, 2019.

BRAAVOSI HOLDINGS, LLC

By: House Lannister Holdings, LLC, Member

By: Icarus Investment Group, LLC, Member

By: 
David Pezzola, Manager

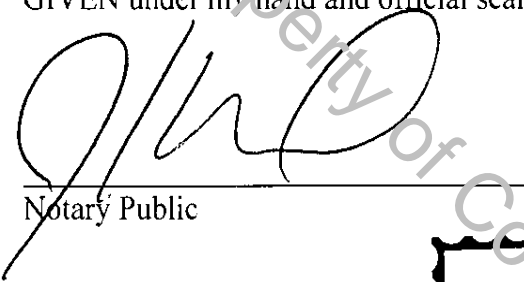
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STATE OF ILLINOIS }
COUNTY OF COOK } .ss

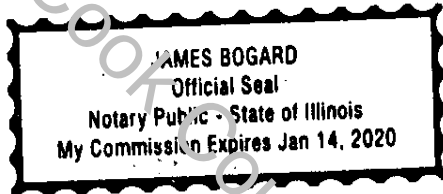
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DAVID PEZZOLA**, Manager of Icarus Investment Group, LLC, a Wyoming limited liability company, which is a Member of House Lannister Holdings, LLC, an Illinois limited liability company, which is the sole Member of Braavosi Holdings, LLC, an Illinois limited liability company, 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.

GIVEN under my hand and official seal this 22 day of August, 2019.



Commission expires: 1/14/2020

Notary Public



Prepared by: Raya D. Bogard, The Bogard Law Firm, LLC, 479 N. Harlem Ave. #617, Oak Park, IL 60301.

Mail subsequent tax bills to: South Shore Icarus, LLC, c/o Atlas Asset Management Services Corp, 1347 W. Washington Blvd., #1B, Chicago, IL 60607

After recording please mail to: Raya D. Bogard, The Bogard Law Firm, LLC, 479 N. Harlem Ave. #617, Oak Park, IL 60301.

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E) OF SECTION 31-45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW.

8/22/19 

Signature of Buyer, Seller or Representative

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EXHIBIT A

Legal Description

LOT 12 IN BLOCK 9 IN WOODLAWN RIDGE SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.



Address: 814 E. 67th St., Chicago, IL 60637


PIN:	20-23-120-039-1001	20-23-120-039-1007
	20-23-120-039-1002	20-23-120-039-1008
	20-23-120-039-1003	20-23-120-039-1009
	20-23-120-039-1004	20-23-120-039-1010
	20-23-120-039-1005	20-23-120-039-1011
	20-23-120-039-1006	20-23-120-039-1012

LOT 16 IN BLOCK 13 IN WOODLAWN RIDGE IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 6639 South Ellis Avenue, Chicago, IL 60637

PIN: 20-23-124-012-0000

REAL ESTATE TRANSFER TAX		26-Sep-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-23-120-039-1001 20190901697229 1-993-775-712		


REAL ESTATE TRANSFER TAX		26-Sep-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-23-120-039-1001 20190901697229 1-610-953-248		
* Total does not include any applicable penalty or interest due.		

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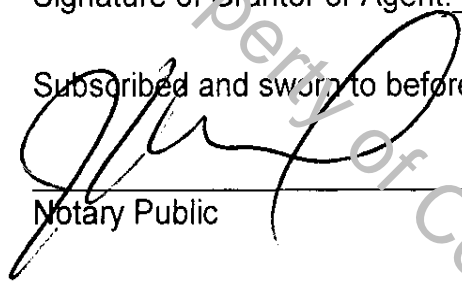
STATEMENT BY GRANTOR AND GRANTEE

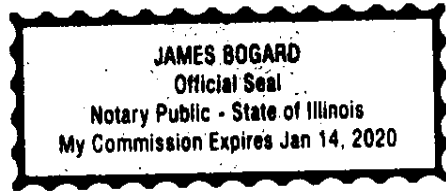
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: 8/22/2019

Signature of Grantor or Agent: 

Subscribed and sworn to before me this 22nd day of August 2019


Notary Public

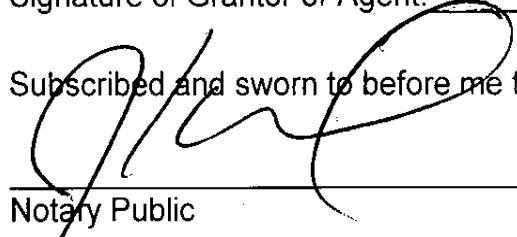


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 8/22/2019

Signature of Grantor or Agent: 

Subscribed and sworn to before me this 22nd day of August 2019


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 of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

