

UNOFFICIAL COPY

QUIT CLAIM DEED



Doc# 1927534128 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/02/2019 01:46 PM PG: 1 OF 3

WITNESSETH, that the Grantor, Ryan J. Morauer, a married individual, of the County of Anne Arundel and State of Maryland, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby CONVEY and QUIT CLAIM unto the Grantee, M3 ILLINOIS PROPERTIES, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, with a principal office located at 6801 E. Clinton St, Clinton, MD 20735, the following legally described real estate, to-wit:

LOT 656 IN BLOCK 21 IN WINSTON PARK UNIT 5, BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 AND ALSO THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 26, 1972 AS DOCUMENT NUMBER LR 2604946 AND CERTIFICATE OF CORRECTION REGISTERED ON SEPTEMBER 6, 1972 AS DOCUMENT NUMBER LR 2646492, IN COOK COUNTY, ILLINOIS.

This property is not homestead property as to the Grantor.

Permanent Real Estate Index Number: 28-35-118-001-0000

Address of Real Estate: 3690 School Dr, County Club Hills, IL 60478

Dated this 15 day of July, 2019.

Ryan J. Morauer

REAL ESTATE TRANSFER TAX 02-Oct-2019



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

28-35-118-001-0000 | 20191001606913 | 1-034-913-376



3690 School Dr

City of Country Club Hills
EXEMPT

Real Estate Transfer Stamp

8/20/19

S 4
P 3
S 1
M
SC
E
INT SB

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STATE OF MARYLAND)

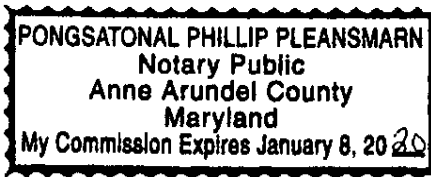
COUNTY OF ANNE ARUNDEL) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Ryan J. Morauer, personally known to me to be the same person whose names is subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 15 day of JULY, 2019.



Notary Public



This Instrument was prepared by:
Zoran Balac
Blackacre Law Group, LLC
77 W Washington St Ste 1124
Chicago, IL 60602

Future Tax Bills to:
M3 ILLINOIS PROPERTIES, LLC
6801 E. Clinton St
Clinton, MD 20735

After recording return document to:
M3 ILLINOIS PROPERTIES, LLC
6801 E. Clinton St
Clinton, MD 20735

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45, PARAGRAPH (c)

Property of Cook County Clerk's Office

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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: 7 | 15 | 2019

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

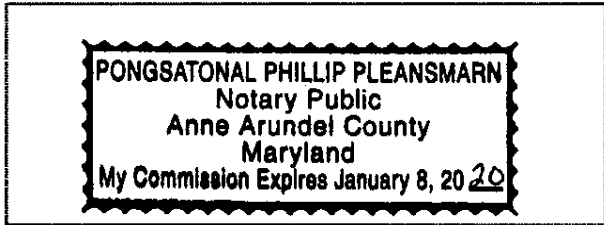
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Ryan J. Morauer

On this date of: 7 | 15 | 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 7 | 15 | 2019

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

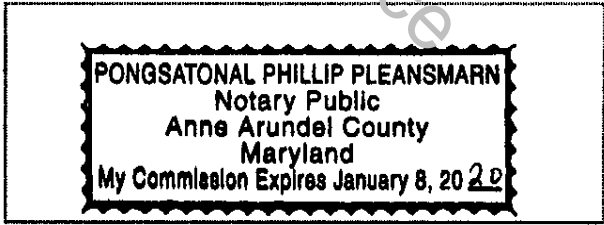
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Ryan J. Morauer, as agent

On this date of: 7 | 15 | 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**)