



Doc# 1931716195 Fee \$88.00

QUIT CLAIM DEED

SHSP FEE:\$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY

Mail To:

COOK COUNTY RECORDER OF DEEDS  
DATE: 11/13/2019 01:04 PM PG: 1 OF 10

Chawla & Ravani, P.C.  
Attn: Animesh K. Ravani  
1016 W Jackson Blvd., Ste 509  
Chicago, IL 60607

Name and Address of  
Taxpayer/Guarantee:

FIRST AMERICAN TITLE  
FILE # 2994208

Sharp Rose West Portfolio LLC  
2506 N Clark St., Ste 101  
Chicago, IL 60614

6068

SPACE ABOVE RESERVED FOR RECORDER'S OFFICE

THE GRANTOR, 5215 West Lemoyne LLC, an Illinois limited liability company, of 2506 N Clark St., Ste 101, Chicago, IL 60614, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid:

CONVEY(S) AND QUIT CLAIM(S) to the Sharp Rose West Portfolio LLC, an Illinois limited liability company, of 2506 N Clark St., Ste 101, Chicago, IL 60614, all its interest in the following described real estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Property Address: 5215 West Lemoyne Street, Chicago, IL 60651

Permanent Index Number(s): 16-04-115-001-0000

together with the tenements and appurtenances thereunto belonging, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: general real estate taxes not due and payable at the time of closing, building lines and building laws and ordinances, use of occupancy and restrictions, conditions and covenants of record, zoning laws and ordinances, public and utility easements which serve the premises, and public roads and highways.

S Y  
P 10  
S      
M      
SC Y  
E      
INT JH

REAL ESTATE TRANSFER TAX		12-Nov-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		12-Nov-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-04-115-001-0000 | 20191101637694 | 0-398-782-816  
\* Total does not include any applicable penalty or interest due.

16-04-115-001-0000 | 20191101637694 | 1-654-894-944

10

# UNOFFICIAL COPY

DATED: this 7<sup>th</sup> day of ~~October~~<sup>November</sup>, 2019.

In Witness Whereof, **GRANTOR** has hereunto set his hand and seal.

**GRANTOR**

5215 West Lemoyne LLC

Trent Anderson / Manager  
By: Trent Anderson  
Its: Manager

\_\_\_\_\_  
By: Dave Hensle  
Its: Manager

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

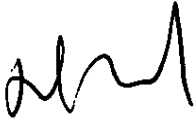
DATED: this 7<sup>th</sup> day of ~~October~~<sup>November</sup>, 2019.

In Witness Whereof, **GRANTOR** has hereunto set his hand and seal.

**GRANTOR**

**5215 West Lemoyne LLC**

\_\_\_\_\_  
By: Trent Anderson  
Its: Manager



\_\_\_\_\_  
By: Dave Hensle  
Its: Manager

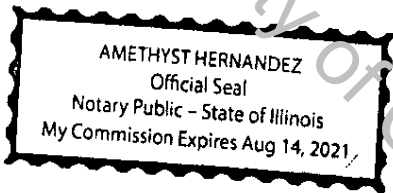
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF IL }  
 } ss.  
COUNTY OF Cook }

I, the undersigned, Amethyst Hernandez Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Trent Anderson, 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 sealed and delivered the foregoing instrument as his free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 15 day of October, 2019.



SEAL:

[Signature]  
Notary Public

My Commission expires on 08/14/21

Exempt Under Real Estate Transfer Tax Law 35ILCS 200/31-45 sub par. E  
and Cook County Ordinance 93-027 par. 4  
Date 11/7/19 Sign [Signature]

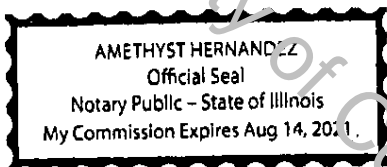
**Name and Address of Preparer:**  
**Animesh K. Ravani**  
**Chawla & Ravani, P.C.**  
**1016 W. Jackson Blvd., Suite 509**  
**Chicago, IL 60607**

# UNOFFICIAL COPY

STATE OF IL }  
 COUNTY OF Cook } ss.  
 }

I, the undersigned, Amethyst Hernandez a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Dave Hensle**, 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 sealed and delivered the foregoing instrument as his free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 15 day of October, 2019.



SEAL:

[Signature]  
 Notary Public

My Commission expires on 08/14/21

**Exempt Under Real Estate Transfer Tax Law 35ILCS 200/31-45 sub par. E**  
**and Cook County Ordinance 93-027 par. 4**  
 Date 11/7/19 Sign [Signature]

**Name and Address of Preparer:**  
**Animesh K. Ravani**  
**Chawla & Ravani, P.C.**  
**1016 W. Jackson Blvd., Suite 509**  
**Chicago, IL 60607**

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOTS 46, 47 AND 48 IN BLOCK 1 IN CLIFFORD AND WADLEIGH'S SUBDIVISION IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known Address: **5215 West Lemoyne Street, Chicago, IL 60651**

Permanent Index Number(s): **16-04-115-001-0000**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in a land trust are either a natural person(s), 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: November 7, 2019

Signature: Trent Anderson / manager

By: **5215 West Lemoyne LLC**

By: Trent Anderson, its Manager

Signature: \_\_\_\_\_

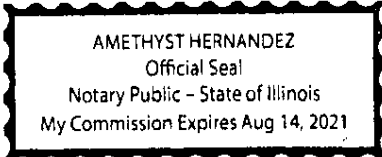
By: **5215 West Lemoyne LLC**

By: Dave Hensle, its Manager

Subscribed and sworn to before me by the said **Trent Anderson**, affiant, this 15 day of October, 2019.

Notary Public: \_\_\_\_\_

Seal:

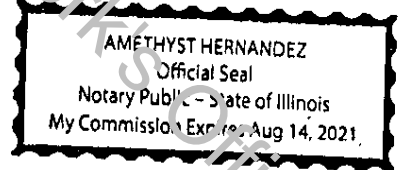


Subscribed and sworn to before me by the said **Dave Hensle**, affiant, this 15 day of October, 2019, 2019.

Notary Public: \_\_\_\_\_

Seal:

AMH



# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in a land trust are either a natural person(s), 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: November 7, 2019

Signature: \_\_\_\_\_

By: **5215 West Lemoyne LLC**

By: Trent Anderson, its Manager

Signature: 

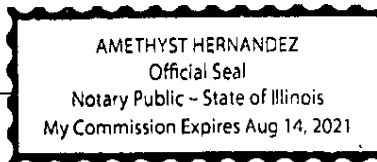
By: **5215 West Lemoyne LLC**

By: Dave Hensle, its Manager

Subscribed and sworn to before me by the said **Trent Anderson**, affiant, this 15 day of October, 2019.

Notary Public: 

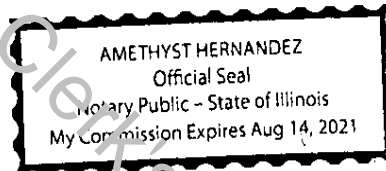
Seal:



Subscribed and sworn to before me by the said **Dave Hensle**, affiant, this 15 day of October, 2019.

Notary Public: 

Seal:



Property of Cook County Clerk's Office



# UNOFFICIAL COPY

The grantees or their agent affirms and verifies the names of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person(s), 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 personal and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: November 7, 2019

Signature: Trent Anderson (Manager)

By: **Sharp Rose West Portfolio LLC**

By: Trent Anderson, its Manager

Signature:

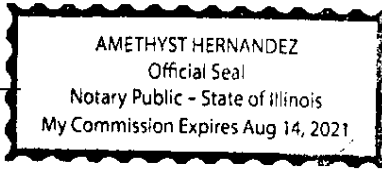
By: **Sharp Rose West Portfolio LLC**

By: Dave Hensle, its Manager

Subscribed and sworn to before me by the said **Trent Anderson**, affiant, this 15 day of October, 2019.

Notary Public: [Signature]

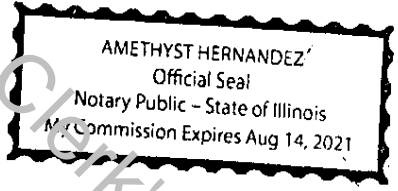
Seal:



Subscribed and sworn to before me by the said **Dave Hensle**, affiant, this 15 day of October, 2019.

Notary Public: [Signature]

Seal:



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

The grantees or their agent affirms and verifies the names of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person(s), 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 personal and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: November 7, 2019

Signature: \_\_\_\_\_

By: **Sharp Rose West Portfolio LLC**

By: Trent Anderson, its Manager

Signature: *[Handwritten Signature]*

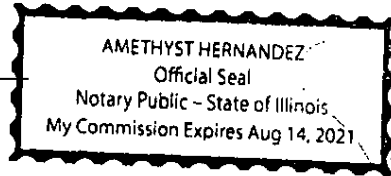
By: **Sharp Rose West Portfolio LLC**

By: Dave Hensle, its Manager

Subscribed and sworn to before me by the said **Trent Anderson**, affiant, this 15 day of October, 2019.

Notary Public: *[Handwritten Signature]*

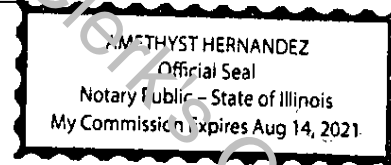
Seal:



Subscribed and sworn to before me by the said **Dave Hensle**, affiant, this 15 day of October, 2019.

Notary Public: *[Handwritten Signature]*

Seal:



Property of Cook County Clerk's Office