

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Mail To:

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



Doc# 1933722004 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/03/2019 09:25 AM PG: 1 OF 10

Name and Address of  
Taxpayer/Guarantee:

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

**FIRST AMERICAN TITLE**

**FILE # 2994200**

4087

SPACE ABOVE RESERVED FOR RECORDER'S OFFICE

THE GRANTOR, **7037 South East End 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 South 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: **7037-39 South East End, Chicago, IL 60649**

Permanent Index Number(s): **20-24-325-012-0000; 20-24-325-013-0000**

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.

| REAL ESTATE TRANSFER TAX |          | 02-Dec-2019 |
|--------------------------|----------|-------------|
|                          | CHICAGO: | 0.00        |
|                          | CTA:     | 0.00        |
|                          | TOTAL:   | 0.00*       |

20-24-325-012-0000 | 20191101640696 | 0-485-988-704

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

| REAL ESTATE TRANSFER TAX |           | 02-Dec-2019 |
|--------------------------|-----------|-------------|
|                          | COUNTY:   | 0.00        |
|                          | ILLINOIS: | 0.00        |
|                          | TOTAL:    | 0.00        |

20-24-325-012-0000 | 20191101640696 | 0-191-682-912

S ✓  
P / 10  
S ✓  
M ✓  
SC ✓

10/1/19  
E  
M  
T

# UNOFFICIAL COPY

DATED: this 12 day of <sup>November</sup>~~October~~, 2019.

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

**GRANTOR**

**7037 South East End LLC**

Trent Anderson / Manager  
By: Trent Anderson  
Its: Manager

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

Property of Cook County Clerk's Office

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DATED: this 12 day of ~~October~~<sup>November</sup>, 2019.

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

**GRANTOR**

**7037 South East End LLC**

---

By: Trent Anderson  
Its: Manager



---

By: Dave Hensle  
Its: Manager

Property of Cook County Clerk's Office





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## LEGAL DESCRIPTION

LOT 17 IN BLOCK 1 IN CRONKITE, CLARKSON AND BOYD'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known Address: **7037-39 South East End, Chicago, IL 60649**

Permanent Index Number(s): **20-24-325-012-0000; 20-24-325-013-0000**

Property of Cook County Clerk's Office

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## 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: 11/12/19

Signature: Trent Anderson / Manager

By: 7037 South East End LLC

By: Trent Anderson, its Manager

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

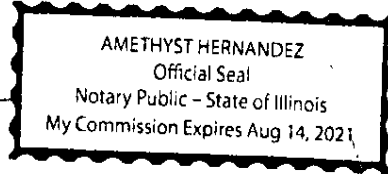
By: 7037 South East End LLC

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:



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Dated: 11/12/19

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

By: **7037 South East End LLC**

By: Trent Anderson, its Manager

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

By: **7037 South East End 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: \_\_\_\_\_

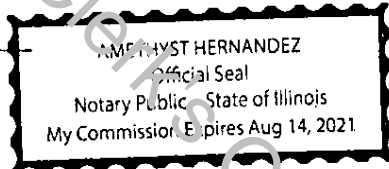
Seal:



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

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

Seal:



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# 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: 11/12/19

Signature: Trent Anderson / Manager

By: **Sharp Rose South Portfolio LLC**

By: Trent Anderson, its Manager

Signature:

By: **Sharp Rose South Portfolio LLC**

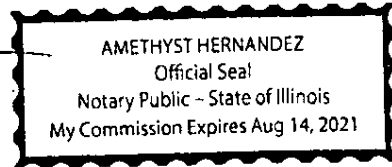
By: Dave Hensle, its Manager

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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:



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Dated: 11/12/19

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

By: **Sharp Rose South Portfolio LLC**

By: Trent Anderson, its Manager

Signature: *[Handwritten Signature]*

By: **Sharp Rose South 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]*

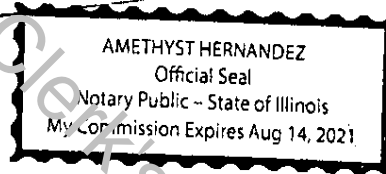
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