

# UNOFFICIAL COPY



\*1933816133D\*

Doc# 1933816133 Fee \$88.00

CHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/04/2019 03:12 PM PG: 1 OF 5

GINT 19-0343  
QUIT CLAIM DEED  
2 of 2

*Above Space for Recorder's Use Only*

The GRANTOR, **STRAIGHT-A PROPERTIES, LLC**, an IL limited liability company in good standing, whose address is 433 E. Greenfield Ave Lombard, IL 60148 and **SILVER ROLL MANAGEMENT, INC.**, an IL corporation in good standing, whose address is 10707 S. Church Street Chicago, IL 60643 in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, hereby each CONVEYS AND QUITCLAIMS TO **CAPITOL VENTURE PROPERTIES, LLC**, a CA limited liability company in good standing (the Grantee), all of their respective interests in and to, in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Exhibit "A" Legal Description attached hereto and made part hereof.

PROPERTY ADDRESS: 10817 S. Prospect, Chicago, IL, 60643

PIN: 25-17-300-017-0000 (land and other property)

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This property is an Investment property and is not the Homestead of the Grantor.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, signed this \_\_ day of November 2019.

Grantor:

**STRAIGHT-A PROPERTIES, LLC**

By: Michael Applegate, Its: Manager

S ✓  
P ✓  
S ✓  
M ✓  
SC ✓  
E ✓  
INT ✓

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX** 04-Dec-2019



<b>CHICAGO:</b>	150.00
<b>CTA:</b>	60.00
<b>TOTAL:</b>	210.00 *

25-17-300-017-0000 | 20191101656482 | 0-677-763-424

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

**REAL ESTATE TRANSFER TAX** 04-Dec-2019



<b>COUNTY:</b>	10.00
<b>ILLINOIS:</b>	20.00
<b>TOTAL:</b>	30.00

25-17-300-017-0000 | 20191101656482 | 0-92-264-544

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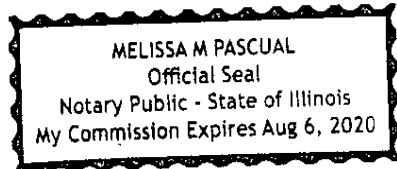
State of Illinois )  
) SS:  
County of Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **Michael Applegate, the Manager of STRAIGHT-A PROPERTIES, LLC**, personally known to me to be proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he signed and delivered the same and that by his signature on said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 27<sup>th</sup> day of November 2019.

Commission expires Aug 6, 2020

Melissa M. Pascual  
Notary Public



**Grantor:**

**SILVER ROLL MANAGEMENT, INC.**

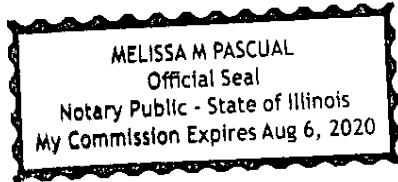
[Signature]  
By: Edward Rollins, Its: President

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Edward Rollins, the President of Silver Roll Management, Inc., personally known to me to be proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that she signed and delivered the same and that by his signature on said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 27<sup>th</sup> day of November 2019.

Commission expires Aug 6, 2020

Melissa M. Pascual  
Notary Public



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**AFTER RECORDING RETURN THIS INSTRUMENT TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Prepared By:

Lisa V. Rogers, Esq.

Rogers Real Estate Law Group, LLC

123 W. Madison St., STE 1000

Chicago, IL 60602

**SEND SUBSEQUENT TAX BILLS & MAIL TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

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EXHIBIT "A"

## LEGAL DESCRIPTION

LOT 151 IN HITT'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Address of Real Estate:** 10817 S. Prospect, Chicago, IL, 60643

**Permanent Real Estate Index Number(s):** 25-17-300-017-0000

Property of Cook County Clerk's Office