

# UNOFFICIAL COPY

1923371 ①

**QUIT CLAIM DEED  
Statutory (ILLINOIS)  
(Individual to Individual)**

Doc#: 1934055012 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/06/2019 09:06 AM Pg: 1 of 4

Dec ID 20191201660864  
ST/CO Stamp 1-579-088-224  
City Stamp 0-925-669-728

THE GRANTOR(S), FOX CHICAGO, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY of Oak Park, Illinois, for and in consideration of ten and no/100 dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to MAJK MILWAUKEE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of 1110 Pleasant, Oak Park, IL 60302, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION RIDER ATTACHED**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises FOREVER.

Dated this 17 day of October, 2019.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E  
SECTION 4, REAL ESTATE TRANSFER TAX ACT

10-30-19

Michael M. Fox, Atty  
BUYER, SELLER, OR REPRESENTATIVE

FOX CHICAGO, LLC,  
BY Fox Investment Management, LLC

BY: [Signature]  
Michael M. Fox, Manager's Agent

**Exempt under provisions of Paragraph B of  
Section 200.1-2 (B-5) of the City of Chicago**

Michael M. Fox, Atty 10-30-19  
Signature City Date

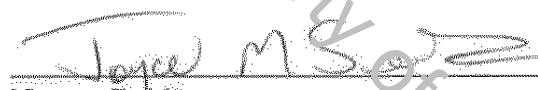
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State of Illinois  
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Michael M. Fox**, Manager's Agent, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17<sup>th</sup> day of OCTOBER, 2019.

Commission expires 09/14/21

  
Notary Public




This instrument was prepared by Pellegrini & Cristiano, 6817 W. North Avenue, Oak Park, IL 60302.

Mail To:



Send Subsequent Tax Bills To:

Pellegrini & Cristiano  
6817 W. North Ave.  
Oak Park, IL 60302

MAJK MILWAUKEE, LLC  
1110 Pleasant  
Oak Park, IL 60302

REAL ESTATE TRANSFER TAX		04-Dec-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-26-405-004-0000 | 20191201660864 | 0-925-669-728  
Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		04-Dec-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-26-405-004-0000 | 20191201660864 | 1-579-088-224

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File No: 1923371

## EXHIBIT "A"

LOTS 3, 4, 5, 6, 7, 8 AND 9 IN BLOCK 4 IN MILWAUKEE AND DIVERSEY SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2755 N. Milwaukee Avenue, Chicago, IL 60647

PERMANENT INDEX NUMBER: 13-26-405-004-0000

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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**Commitment for Title Insurance (8-1-2016)**  
**Technical Correction 4-2-2018**  
**Schedule A**

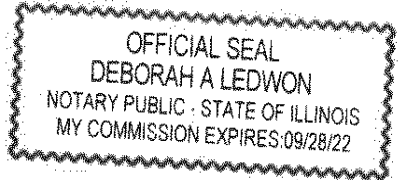
# UNOFFICIAL COPY

## STATEMENT BY GRANTOR GRANTEE

The grantor or his agent affirms that, to the best of his\her knowledge, the name of the grantor 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, 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 Nov 22, 2019 Signature [Signature]  
Grantor or Agent

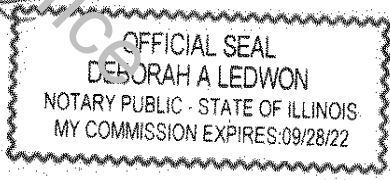
Subscribed and sworn to before me by the said  
Grantor\Agent this 22 day of Nov, 2019  
Notary Public [Signature]



The grantee or his agent affirms that, to the best of his\her 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, 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 Nov 22, 2019 Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said  
Grantee\Agent this 22 day of Nov, 2019  
Notary Public [Signature]



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.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)