

UNOFFICIAL COPY



Quit Claim Deed  
Statutory (ILLINOIS)  
(Company to Company)

Doc# 1935145058 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/17/2019 10:47 AM PG: 1 OF 3

Above Space for Recorder's use only

**THE GRANTOR, FJHOMESTEAD LLC**, an Illinois 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, having its principal office at 1322 Arthington St, Chicago, IL, 60607, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Members of said company, **CONVEYS and WARRANTS to: FJHOMESTEAD LLC**, an Illinois 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, having its principal office at 1322 Arthington St, Chicago, IL, 60607, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 1 IN THE 1044 WEST POLK STREET CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT18 IN BLOCK 2 IN J.B. WALLER'S SUBDIVISION OF BLOCK 8 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 29, 2019 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1924122062, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1 AND R-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBERS 1 AND 2, AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Permanent Index Number: **17-17-412-046-0000 (UNDERLYING PIN)**

Address of Real Estate: **Unit 1, 1044 West Polk Street, Chicago, IL 60607**

This transaction is exempt pursuant to Paragraph (e) of the Real Estate Transfer Act.

Date: 12/16/19

S 4  
P 3  
S —  
M —  
SC 4  
E —  
INT —

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member, this 16th day of December, 2019.

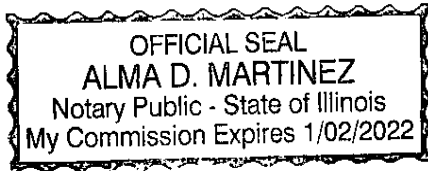
**FJHOMESTEAD LLC,  
an Illinois limited liability company**


By:   
**SHIH CHIAN KANG**  
Its: **Member**

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **SHIH CHIAN KANG**, as authorized Member of FJHOMESTEAD LLC, an Illinois limited liability company, who personally is 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 signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed as Member of FJHOMESTEAD LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of December, 2019.

Commission Expires: 1/2, 2022



  
Notary Public


**This instrument was prepared by: Robert J. Di Silvestro, Di Silvestro & Associates,  
5231 North Harlem Avenue, Chicago, IL 60656-1875**



**MAIL TO:**

**SEND SUBSEQUENT TAX BILLS TO:**

**Robert J. Di Silvestro  
5231 N. Harlem Avenue  
Chicago, Illinois 60656**

**FJHomestead LLC  
1322 Arthington Street  
Chicago, Illinois 60607**

REAL ESTATE TRANSFER TAX	17-Dec-2019
 CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

REAL ESTATE TRANSFER TAX	17-Dec-2019
 COUNTY:	0.00
 ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

17-17-412-046-0000 | 20191201671768 | 0-774-657-376

17-17-412-046-0000 | 20191201671768 | 1-640-322-400

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

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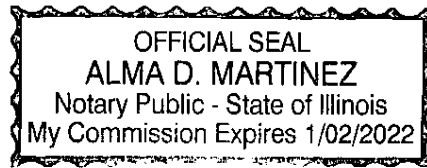
## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December 16, 2019

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 16th day of December, 2019.



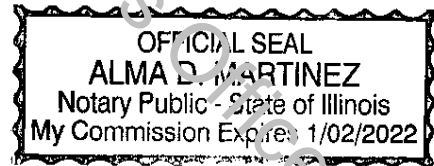
Notary Public [Signature]

The **grantee** or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust, 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 December 16, 2019

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 16th day of December, 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.

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