

# UNOFFICIAL COPY

## QUIT CLAIM DEED LLC TO INDIVIDUAL

Doc#: 1935208103 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/18/2019 09:42 AM Pg: 1 of 5

Dec ID 20191201670989  
ST/CO Stamp 2-029-327-712  
City Stamp 1-857-181-024

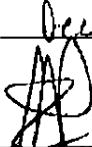
THE GRANTOR, **Wizard of Ahz's House, LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and QUIT CLAIMS to **Seth Elliott Captain** of 1638 N. Richmond Street, Chicago IL, party of the second part, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**THE NORTH 33 FEET OF LOT 7 IN BLOCK 13 IN HANSBROUGH AND HASS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

Permanent Tax Number: **13-36-328-025-0000**

Commonly known as: **1638 N. Richmond Street, Chicago, IL 60647**

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 11<sup>th</sup> day of December, 2019.

  
By: Seth Captain  
Its: Manager ELLIOTT

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STATE OF ILLINOIS )  
COUNTY OF COOK )SS

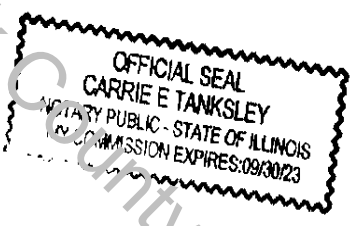
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Seth Captain** personally known to me to be the Authorized Member or Manager of **Wizard of Ahz's House, LLC**, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of December, 2019

[Signature] (Notary Public)

EXEMPT under provisions of Paragraph E, Section 31-45, Property Tax Code.

Date: 12/11/19  
[Signature]  
Buyer, Seller or Representative



Prepared By:  
**Monson Rose Law, Inc.**  
1527 Weatherstone Lane  
Elgin, IL 60123

Mail To:  
**Seth Captain**  
1638 N. Richmond Street  
Chicago, IL 60647

Name and Address of Taxpayer/Address of Property:  
**Seth Captain**  
1638 N. Richmond Street  
Chicago, IL 60647

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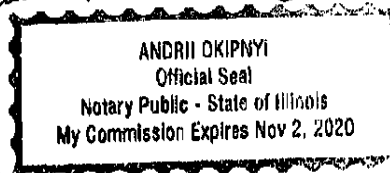
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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, 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 12 / 11, 2019

Signature: Ignat Isnosko  
Grantor or Agent

Subscribed and sworn to before me  
By the said Seth Elliott Captain manager of  
This 11th day of DEC, 2019  
Notary Public [Signature]

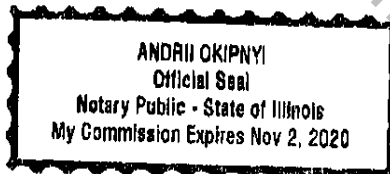


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 12 / 11, 2019

Signature: Ignat Isnosko  
Grantee or Agent

Subscribed and sworn to before me  
By the said Seth Elliott Captain  
This 11th day of DEC, 2019  
Notary Public [Signature]



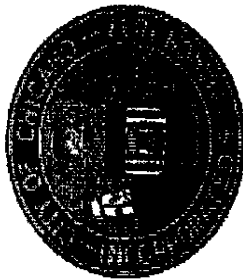
Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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

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## REAL ESTATE TRANSFER TAX

16-Dec-2019



**CHICAGO**

0.00

**GTA:**

0.00

**TOTAL:**

0.00 \*

13-36-328-025-0000 | 20191201670989 | 1-857-181-024

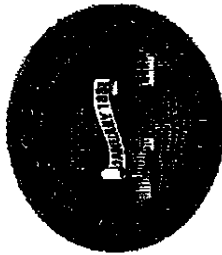
\* Total does not include any applicable penalty or interest due.

Property of County Clerk's Office

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## REAL ESTATE TRANSFER TAX

16-Dec-2019



COUNTY:

0.00

ILLINOIS:

0.00

TOTAL:

0.00

13-36-328-025-0000

20191201670989

2-029-327-712

Property of Cook County Clerk's Office