

UNOFFICIAL COPY

QUIT CLAIM DEED

Illinois Statutory
(Illinois LLC to Illinois LLC)



1935813124D

Doc# 1935813124 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/24/2019 11:22 AM PG: 1 OF 4

AFTER RECORDING MAIL TO:

Ashen | Faulkner
217 N. Jefferson St., Ste. 601
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:

1521 Sherwin LLC
4520 N. Clarendon Ave.
Chicago, IL 60640

Above Space for recorder's use only

THE GRANTOR: **1608 SHERWIN LLC**, an Illinois Limited Liability Company, duly authorized to transact business in the State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the manager of said company, CONVEYS and QUIT CLAIMS to **1521 SHERWIN LLC**, an Illinois Limited Liability Company the following described real estate situated in the County of Cook, State of Illinois to wit:

LOT 5 IN BLOCK 8 IN F.H. DOLAND'S SUBDIVISION IN ROGERS PARK, BEING THE 590 FEET LYING EAST OF AND ADJOINING THE WEST 175 FEET OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD EVANSTON DIVISION PLAT RECORDED AS DOCUMENT 1194920, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 11-29-316-006-0000.

Commonly Known As: 1521 W. Sherwin Avenue, Chicago, IL

IN WITNESS WHEREOF, the parties of the first part have executed this Quit Claim Deed on this 16th day of December 2019.

1608 SHERWIN LLC, an Illinois Limited Liability Company

By: Sal Becovic, as Manager

NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

Exempt under provision of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

Dated this 16th day of December, 2019 by: Sal Becovic, as Manager.

Signature

REAL ESTATE TRANSFER TAX	24-Dec-2019
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX	24-Dec-2019
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

11-29-316-006-0000 | 20191201677682 | 1-052-020-064

11-29-316-006-0000 | 20191201677682 | 1-396-870-496

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

SY
PH
SL
M
SC
E
M

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

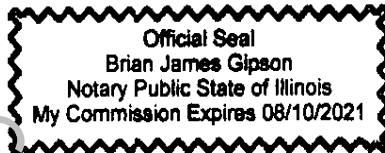
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sal Becovic, not personally but as Manager of **1608 SHERWIN LLC**, an *Illinois Limited Liability Company*, being the same person whose name is subscribed to the foregoing Quit Claim Deed, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument on behalf of the Company as their free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 16 day of December 2019.



Notary Public

IMPRESS NOTARY SEAL HERE



This instrument was prepared by:
Ashen | Faulkner,
217 N. Jefferson St., Suite 601
Chicago, IL 60661
(312) 655-0800

Property of Cook County Clerk's Office

UNOFFICIAL COPY

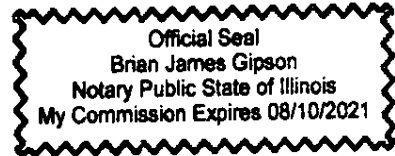
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 December 16, 2019 Signature [Signature] / Ekaterina Markova
Grantor or Agent

Subscribed and sworn to before me
By the said Ekaterina Markova
This 16 day of December, 2019

NOTARY PUBLIC [Signature]

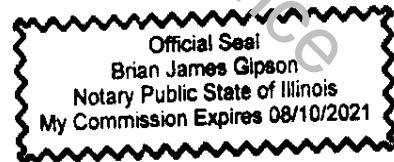


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Subscribed and sworn to before me
By the said Ekaterina Markova
This 16 day of December, 2019

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

UNOFFICIAL COPY

AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I Ekaterina Markova, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Quit Claim Deed

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

1608 Sherwin LLC

(print name(s) of executor/grantor)

1521 Sherwin LLC

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Agent

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Affiant's Signature Above

December 16, 2019

Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

12/14/2019

Date Document Subscribed & Sworn Before Me

Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.