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Doc# 2001744096 Fee \$88.00

This Transaction Exempt Pursuant to Real Estate Transfer Tax Law, Section 31-45, Paragraph e, and Cook County Ordinance 95104.

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

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/17/2020 03:18 PM PG: 1 OF 3

DATE: 11-18-19
SIGNED: Marguerite Simmons

QUIT CLAIM DEED
(Individuals to LLC)

THE GRANTORS, JAMES SIMMONS, a/k/a JAMES C. SIMMONS and MARGUERITE SIMMONS, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to JAMES C. AND MARGUERITE SIMMONS, LLC-SERIES 1, 9112 S. Clyde Ave., Chicago, IL 60617 all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 33 AND THE NORTH 4 FEET OF LOT 32 IN BLOCK 3 IN PART OF THE WEST ADDITION OF CHELTENHAM BEACH A SUBDIVISION OF LOTS 134 TO 157 INCLUSIVE IN DIVISION 2 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index No. 21-30-407-036-0000.

DATED this 18 day of November, 2019.

JAMES SIMMONS, a/k/a
JAMES C. SIMMONS

MARGUERITE SIMMONS

REAL ESTATE TRANSFER TAX	17-Jan-2020
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

21-30-407-036-0000 | 20191201661210 | 1-223-701-344

REAL ESTATE TRANSFER TAX	17-Jan-2020
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

21-30-407-036-0000 | 20191201661210 | 2-014-303-072

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

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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 JAMES SIMMONS, a/k/a JAMES C. SIMMONS and MARGUERITE SIMMONS, husband and wife, personally known to me to be the same person 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 purposes therein set forth.

GIVEN under my hand and Notary Seal this 18th day of November, 2019.

Commission Expires: 9-3-23



NOTARY PUBLIC



Address of Property:
7840 A. Muskegon
Chicago, IL 60649

(Mail to:)
This instrument prepared by:
John Brennock
SPAIN, SPAIN & VARNET, P.C.
33 N. Dearborn #2220
Chicago, IL 60602

Send Subsequent Tax Bills To:
JAMES C. AND MARGUERITE SIMMONS, LLC-SERIES 1
9112 S. Clyde Ave.
Chicago, IL 60617

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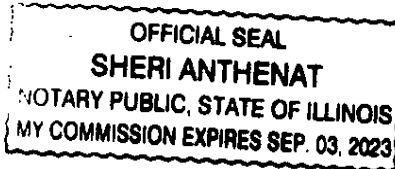
STATEMENT BY GRANTOR AND GRANTEE

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 November 18, 2019

Signature: Marquerite Simmons
Grantor or Agent

Subscribed and sworn to before me
By the said Marquerite Simmons
This 18th day of November, 2019
Notary Public [Signature]

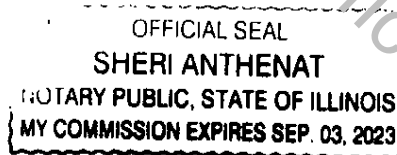


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 November 18, 2019

Signature: James C Simmons
Grantee or Agent

Subscribed and sworn to before me
By the said James Simmons
This 18th day of November, 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.)