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QUIT CLAIM D E E D

LLC to Individual

Doc# 2002955250 Fee \$88.00

This agreement, made this 17TH day of JANUARY, 2020, between M/S BUILDERS, LLC, an Illinois Limited Liability Compant, a LLC 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, party of the first part, and SHAWN SWAGLER & DAVE KORNFIED 6817 N. ORICLE CHICAGO IL 60631

KD

2HSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/29/2020 01:17 PM PG: 1 OF 4

party of the second part AS TENANTS IN COMMON, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of all of the LLC Managers of said LLC, by these presents does REMISE, RELEASE, ALIEN AND CONVEYS AND QUIT-CLAIMS unto the parties of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

AS SET FORTH ON THE LEGAL DESCRIPTION ON ATTACHED 'EXHIBIT A'

THIS CONVEYANCE EXEMPT UNDER PARAGRAPH 4 SECTION e OF THE IRETTA.

DATED: 01/17/2020

BY [Signature]
DAVE KORNFIED

COMMONLY KNOWN AS: 3807 168TH PLACE COUNTRY CLUB HILLS, IL 60478

PIN: 28 26 108 039 0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2019 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above

REAL ESTATE TRANSFER TAX		29-Jan-2020	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

28-26-108-039-0000 | 20200101601067 | 0-319-331-168

1-21-2020
 City of Country Club Hills
 EXEMPT
 Real Estate Transfer Stamp
 3807 168th PL

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described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, said party of the first part has caused its its name to be signed to these presents by all of its LLC MEMBERS, the day and year first above written.

M/S BUILDERS, LLC
Name of LLC

By: *[Signature]* BY: *[Signature]*
DAVE KORNIEND SHAWN SWAGLER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVE KORNIEND AND SHAWN SWAGLER, ALL OF THE LLC MEMBERS, personally known to me to be the ALL OF THE MEMBERS OF M/S BUILDERS, LLC whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such LLC MEMBERS, they signed, sealed and delivered the said instrument, pursuant to their authority, given by the LLC, as their free and voluntary act, and deed of the said LLC, for the uses and purposes thereon set forth.

Given under my hand and official seal, this 17TH day of JANUARY, 2020.

Commission expires _____, 20____, *[Signature]*
Official Seal
Kevin William Dillon
Notary Public State of Illinois
My Commission Expires 04/20/2022
NOTARY PUBLIC

This instrument prepared by : ATTORNEY KEVIN W. DILLON 6650 N. N/W HWY. SUITE 300 CHICAGO IL. 60631-1307

MAIL & SEND SUBSEQUENT TAX BILLS TO:
SHAWN SWAGLER
6817 N. ORIOLE AVE.
CHICAGO IL. 60631

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Exhibit A Legal Description

LOT 81 IN J.E. MERRION'S NOB HILL ADDITION TO COUNTRY CLUB HILLS, A RESUBDIVISION OF LOTS 22 TO 75 INCLUSIVE, LOTS 104 TO 132 INCLUSIVE, LOTS 157 TO 186 AND LOTS 208 TO 233 INCLUSIVE, TOGETHER WITH VACATED STREETS, ALL IN J.E. MERRION'S COUNTRY CLUB HILLS 6TH ADDITION, A SUBDIVISION OF PART OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

C/K/A: 3807 168th Place
COUNTRY CLUB
HILLS, IL
60478

Permanent Real Estate Index Number: 28-26-108-039 0000

~~COOK COUNTY
RECORDER OF DEEDS~~

~~Clerk's Office
Recorder of Deeds~~

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 01 | 17 | 20 20

SIGNATURE: X Shawn Swagler
GRANTOR or AGENT
SHAWN SWAGLER

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

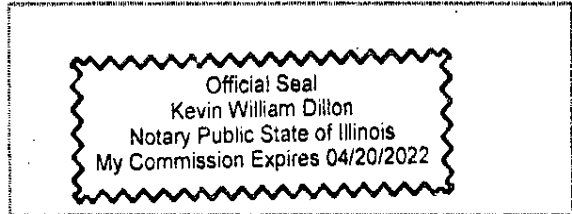
By the said (Name of Grantor): M/S BUSINESS, LLC
By SHAWN SWAGLER

On this date of: 01 | 17 | 20 20

NOTARY SIGNATURE: Kevin William Dillon

Kevin William Dillon

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 01 | 17 | 20 20

SIGNATURE: X Shawn Swagler
GRANTEE or AGENT
SHAWN SWAGLER

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

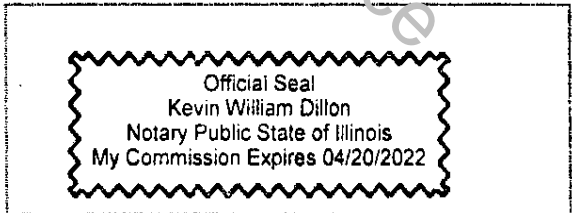
By the said (Name of Grantee): SHAWN SWAGLER

On this date of: 01 | 17 | 20 20

NOTARY SIGNATURE: Kevin William Dillon

Kevin William Dillon

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)