

# UNOFFICIAL COPY

## QUIT CLAIM D E E D LLC to Individual



Doc# 2002955251 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/29/2020 01:18 PM PG: 1 OF 4

This agreement, made this 17TH day <sup>KD</sup> 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

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: 18610 BAKER AVE. COUNTRY CLUB HILLS, IL 60478

PIN: 31 03 109 014 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

31-03-109-014-0000 | 20200101601065 | 2-076-615-520



1-24-2020  
City of Country Club Hills

EXEMPT

Real Estate Transfer Stamp

18610 Baker Ave

# UNOFFICIAL COPY

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: *Dave Kornfiend* BY: *Shawn Swagler*  
DAVE KORNFIEND 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 KORNFIEND 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 therein set forth.

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

Commission expires \_\_\_\_\_, 20\_\_\_\_, *Kevin William Dillon*  
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

# UNOFFICIAL COPY

## 'EXHIBIT A'

LOT 15 IN J.E. MERRION'S RESUBDIVISION OF LOTS 20 TO 29 INCLUSIVE,  
AND LOTS 37 TO 41 INCLUSIVE TOGETHER WITH VACATED STREETS ADJOINING  
SAID LOTS IN J.E. MERRION'S COUNTY CLUB HILLS 2<sup>ND</sup> ADDITION, A SUBDIVISION  
OF PART OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 31 03 109 014 0000

C/K/A: 18610 BAKER AVE. COUNTRY CLUB HILLS, IL. 60478

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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*  
SHAWN SWAGLER  
GRANTOR or AGENT

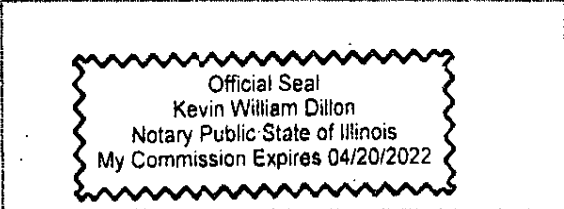
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:  
M/S BUSINESS, LLC  
By the said (Name of Grantor): 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*  
SHAWN SWAGLER  
GRANTEE or AGENT

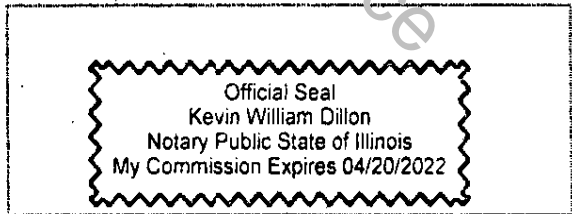
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:  
SHAWN SWAGLER  
By the said (Name of Grantee):  
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)