

# UNOFFICIAL COPY

Doc#: 2004257034 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/11/2020 10:08 AM Pg: 1 of 3

Dec ID 20200101605552  
ST/CO Stamp 0-560-163-680

Commitment Number: 217261

This instrument prepared by: **Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,**  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To and Mail Tax Statements To:

**GCIY PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY:**

**8101 KATY LANE, ORLAND PARK IL 60462**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**24-24-310-003-0003**

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## QUITCLAIM DEED

**BBH PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, hereinafter grantor, of 8101 KATY LANE, ORLAND PARK IL 60462, Cook County, Illinois, for \$ 10 ( ten ) in consideration paid, grants and quitclaims to GCIY PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, hereinafter grantee, whose tax mailing address is 8101 KATY LANE, ORLAND PARK IL 60462, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:**

**LOT 3 IN MAHONEY ESTATE SUBDIVISION OF THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RIGHT OF WAY OF CHICAGO AND SOUTHERN RAILROAD COMPANY) IN COOK COUNTY, ILLINOIS**

**Property Address is: 3140 WHIPPLE DR., MERRIONETTE PARK, IL 60803**

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Prior instrument reference: 1928146025

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on February 20, 2020:

**BBH PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

By: George Nikolopoulos

Its: Member

STATE OF ILLINOIS  
COUNTY OF DEWEL

The foregoing instrument was acknowledged before me on February 20, 2020 by George Nikolopoulos its Member on behalf of **BBH PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Jennie Condos  
Notary Public

**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph 1 Section 31-45, Property Tax Code.

Date 1/20/20

Buyer, Seller or Representative

OFFICIAL SEAL  
JENNIE CONDOS  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 05/04/22

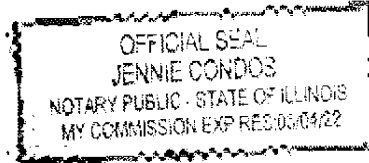
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## STATEMENT BY GRANTOR AND GRANTEE

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 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 1/30, 2020

Signature of Grantor or Agent



Subscribed and sworn to before

Me by the said [Signature]  
this 30 day of January, 2020.

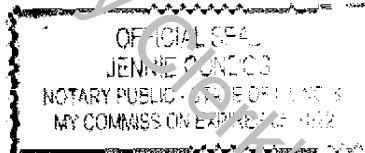
NOTARY PUBLIC

[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.

Date 1/30, 2020

Signature of Grantee or Agent



Subscribed and sworn to before

Me by the said [Signature]  
This 30 day of January, 2020.

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.)