

# UNOFFICIAL COPY

**Prepared By**

Name: Sherwood Park Properties, LLC II  
Address: 6351 W Montrose, Suite 142  
Chicago  
State: IL Zip Code: 60634

Doc#: 2019739125 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/15/2020 02:06 PM Pg: 1 of 4  
  
Dec ID 20200601698222  
ST/CO Stamp 2-084-994-272  
City Stamp 0-936-346-336

**After Recording Return To**

Name: Sherwood Park Properties, LLC II  
Address: 6351 W Montrose, Suite 142  
Chicago  
State: IL Zip Code: 60634

Space Above This Line for Recorder's Use

**ILLINOIS QUIT CLAIM DEED**

STATE OF ILLINOIS  
Cook COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$ 10.00 ) in hand paid to Daniel Hanson, a married man, located at 6351 W Montrose, # 142, County of Cook, City of Chicago, State of Illinois (hereinafter known as the "Grantor(s)") hereby quitclaims to Sherwood Park Properties, LLC II, an Illinois Company, located at 6351 W Montrose, Suite 142, County of Cook, City of Chicago, State of Illinois (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois to-wit:

**Legal Description attached as Exhibit A**

\* This is a Non-Homestead Property

Commonly known as: 2161 N California Ave, Unit 301, Chicago, IL 60647

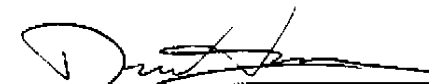
Together with: 2161 N California Ave, Unit P-19, Chicago, IL 60647

PIN #s 13-36-214-025-1019 & 13-36-214-025-1046

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is a Non-Homestead Property.

**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 for the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

# UNOFFICIAL COPY

  
Grantor's Signature

Daniel Hanson  
Grantor's Name

6351 W Montrose, # 142  
Address

Chicago, IL 60634  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

STATE OF ILLINOIS)  
COUNTY OF Cook

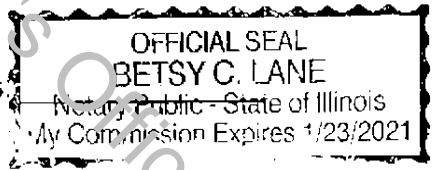
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAN HANSON whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 17 day of April, 2020.

  
Notary Public

**Exempt under Real Estate  
Transfer Tax Act Sec. 4, par. E  
& Cook County ord. 95104, par. E.**  
Date April 17 2020

My Commission Expires



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## EXHIBIT A

### PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN COOK COUNTY, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNITS 301 AND P-19 IN ST. GEORGE LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 17, 18, 19 AND 20 IN W. O. COLE'S SUBDIVISION OF LOTS 22 TO 25 INCLUSIVE AND LOTS 30 TO 35 INCLUSIVE IN BLOCK 2 IN L. STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99898177; AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS.

PIN: 13-36-214-025-1019

PIN: 13-36-214-025-1046

Property commonly known as: 2161 North California Avenue #APT 301 & P-19, Chicago, IL 60647

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

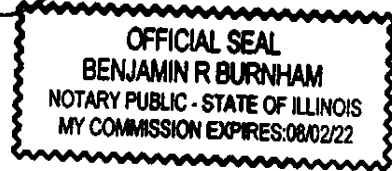
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 4/17/2020, 2020

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Asst  
This 17 day of April, 2020  
Notary Public [Handwritten Signature]

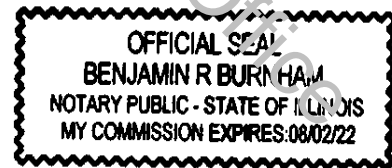


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4/17/2020, 2020

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Asst  
This 17 day of April, 2020  
Notary Public [Handwritten 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.)