

QUIT CLAIM DEED

Doc#: 2024807541 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/04/2020 03:44 PM Pg: 1 of 3

Dec ID 20200601618088
ST/CO Stamp 0-250-138-336
City Stamp 1-848-487-648

ILLINOIS

Above Space for Recorder's Use Only

142 PTC 20-9657

THE GRANTOR(s) Fort Dearborn Ventures LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to Neil Browne, a single man, of 2642 W. Hirsch St. Chicago, IL. 60622, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2nd Installment of 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 16-01-211-076-0000
Address(es) of Real Estate: 2642 W. Hirsch St. Chicago, IL. 60622

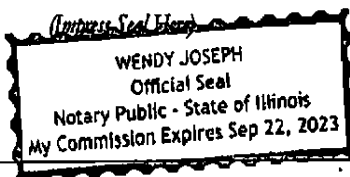
The date of this deed is 6/29, 2020

Neil Browne

(SEAL) Fort Dearborn Ventures LLC
By: Neil Browne, Managing Member

State of IL, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Neil Browne, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal 6/29, 2020



[Signature]
Notary Public

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as 2642 W. Hirsch St. Chicago, IL. 60622

Permanent Real Estate Index Number(s): 16-01-210-036-0000

LOT 5 AND THE 10 FOOT PRIVATE ALLEY LYING NORTH AND ADJOINING SAID LOT IN CATHERINE H. PRINS SUBDIVISION OF LOTS 20 TO 24 IN BLOCK 7 IN THOMPSON SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under Provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

6/20/2020
Date

Neil Browne
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX

22-Jul-2020



| | |
|---------------|-------------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

16-01-210-036-0000 | 20200601618088 | 0-250-138-336

REAL ESTATE TRANSFER TAX

22-Jul-2020



| | |
|---------------|--------------|
| CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00* |

16-01-210-036-0000 | 20200601618088 | 1-848-487-648

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

This instrument was prepared by:

Jeffrey A. Avny
Attorney at Law
1699 Wall Street Suite 407
Mount Prospect, IL. 60056

Send subsequent tax bills to:

Neil Browne
2642 W. Hirsch St.
Chicago, IL. 60622

Recorder-mail recorded document to:

Precision Title Company
2050 Algonquin Road, Suite 602
Schaumburg, IL. 60173

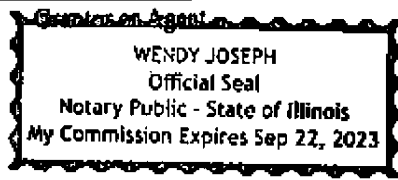
UNOFFICIAL COPY

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 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 6/29, 2020 Signature: Neil Brane

Subscribed and sworn to before Me by the said Neil Brane this 29 day of June 2020

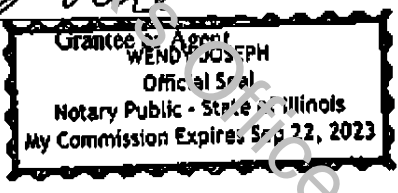


NOTARY PUBLIC [Signature]

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 6/29, 2020 Signature: Neil Brane

Subscribed and sworn to before Me by the said Neil Brane This 29 day of June 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.)