

Doc#: 2026707406 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/23/2020 03:11 PM Pg: 1 of 4

After Recording, Mail to:
& Send Subsequent Tax Bills to:
Brian Taylor, Manager
1625 N Burling LLC
1625 N. Burling Street, Unit #304
Chicago, IL 60614

Dec ID 20200801653274
ST/CO Stamp 0-648-072-928

QUIT-CLAIM DEED

QUIT-CLAIM DEED

The Grantor, **TIMBER TRAILS DEVELOPMENT COMPANY, LLC.**, an Illinois limited liability company, chartered 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, by and under power and authority of sole member entity **WESTERN SPRINGS DEVELOPMENT LP**, an Illinois limited partnership, by its General Partner, Brian Taylor, as and for the following described Real Estate situated in Cook County, Illinois, and for and in consideration of the sum of Ten & no/100 (\$10.00) Dollars and other good and valuable consideration receipt of which is hereby acknowledged in hand paid, does herein and hereby **CONVEY** and **QUIT-CLAIM** any and all rights, title and interests in and to the Real Estate hereinafter identified, as may be vested in, held by or belong or inure to the Grantor, without warranty or promise to defend, said Real Estate being referred to as the Property ("Property"), being conveyed to the herein after identified Grantee, to wit:

Grantee: **1625 North Burling LLC**, an Illinois limited liability company, chartered 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, by and under power and authority of Brian Taylor, its Sole Manager, including all of the Property improvements and appurtenances thereof, and rights, title and interest therein held or belonging to the Grantor, for transfer and conveyance to the Grantee, and/or to its successors and assigns in interest, to hold the Property herein described in fee simple forever, all in respect to the following described Real Estate situated in the County of Cook, in State of Illinois, to wit:

LEGAL DESCRIPTION:

See Legal Description attached as Exhibit A hereto.
Permanent Tax Index Number: 18-06-415-003-0000
Address of Real Estate: 4489 Central Ave., Western Springs, IL 60558

SUBJECT TO: Existing Mortgages, Liens and Encumbrances, if any, and Covenants, Conditions and Restrictions of Record, recorded easements, building lines, applicable zoning, ordinances of record affecting the Property provided by the municipality, and to General Taxes for 2019 second installment and subsequent years; special municipal taxes or assessments for improvements not completed and unconfirmed municipal taxes or assessments, and acts done or suffered by Grantee, and intending to waive any rights of Homestead as may be vested in the Grantor, if any, by applicable homestead laws of the State of Illinois.

UNOFFICIAL COPY

IN WITNESS, WHEREOF, said Grantor has caused this Quit-Claim Deed to be signed by its signatory party that is General Partner of the Sole Member thereof, on this 19 day of ~~March~~ JUNE, 2020.

GRANTOR:
TIMBER TRAILS DEVELOPMENT COMPANY, LLC.
An Illinois limited Liability Company

By: Western Springs Development LP,
An Illinois limited partnership, Its Sole Member:

By: [Signature]
Brian Taylor, General Partner

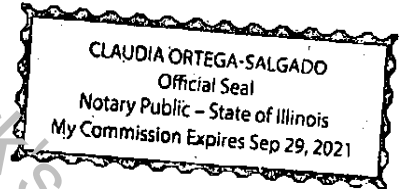
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Brian Taylor, is personally known to me to be the signatory of and the General Partner of Western Springs Development LP, an Illinois limited partnership of the State of Illinois, which LP is the sole member of Timber Trails Development Company, LLC, the Grantor herein, and Brian Taylor is personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Authorized Signatory, he signed and delivered the said instrument as his free and voluntary act, and in the capacity stated by this instrument, and 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, this 19 day of ~~March~~ JUNE, 2020.

By: [Signature]
Notary Public

Commission Expires: See Stamp: 09/29/2021 (SEAL)



This Instrument was prepared by: Lester N. Arnold, Attorney at law,
493 Mission Street, Carol Stream, IL 60188.

EXEMPT TRANSFER under provisions of Paragraph e, Section 31-45,
Real Estate Transfer Tax Act.
Date: [Signature], 2020.

ATTACH COOK COUNTY GRANTOR-GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3-5020)

X
Grantor, Grantee or Representative

UNOFFICIAL COPY

Exhibit A - Legal Description

LOT 19 IN BLOCK 5 IN WESTERN SPRINGS RESUBDIVISION OF PART OF EAST HINSDALE IN THE EAST
HALF OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

PIN NUMBER: 18-06-415-003-0000

ADDRESS: 4489 CENTRAL AVENUE, WESTERN SPRINGS, ILLINOIS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 6 | 19 | 2020

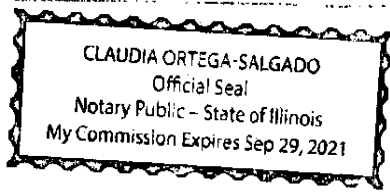
SIGNATURE: [Signature]
GRANTOR or AGENT

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: Brian P. Taylor, Gen Partner

By the said (Name of Grantor): EMMER TRAILS DEV CO LLC

On this date of: 6 | 19 | 2020

NOTARY SIGNATURE: [Signature]



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 and hold title to real estate under the laws of the State of Illinois.

DATED: 6 | 19 | 2020

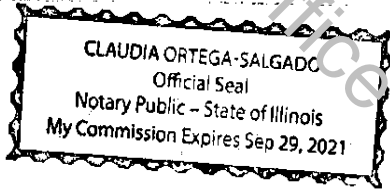
SIGNATURE: [Signature]
GRANTEE or AGENT

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: Brian Taylor, Manager

By the said (Name of Grantee): 1625 North Burling LLC

On this date of: 6 | 19 | 2020

NOTARY SIGNATURE: [Signature]



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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 3.1))