

UNOFFICIAL COPY

Doc#: 2030713078 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/02/2020 12:21 PM Pg: 1 of 4

Dec ID 20201001616804

QUIT CLAIM DEED

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(S) MBG Holdings II, LLC, a Limited Liability Company, created and existing under the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois of the City of Elmhurst, County of DuPage, 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 *(Name and Address of Grantee-s)* Patrick E. Burns ~~as~~ Individually of 10525 S. Campbell Avenue, Chicago, Illinois 60655, ~~Illinois~~, the following described Real Estate, situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

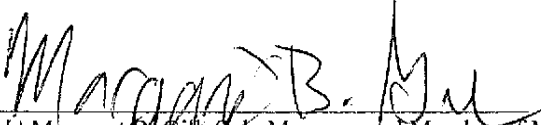
SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 15-32-411-043-0000

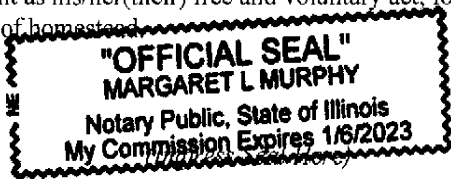
Address(es) of Real Estate:

429 Dover Avenue, LaGrange Park, Illinois 60526

The date of this deed of conveyance is September 16, 2020 .

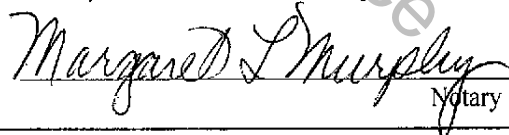

(SEAL) Margaret B Gill, Sole Manager and Member of MBG Holdings, LLC II, LLC

State of Illinois, County of Cook I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Margaret Gill 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 September 16, 2020 .

(My Commission Expires 1-6-23)


Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 429 Dover Avenue, LaGrange
Park, Illinois 60526

Legal Description:

PLEASE SEE ATTACHED EXHIBIT

"A" FOR LEGAL DESCRIPTION

Property of Cook County Clerk's Office

This instrument was prepared by Thomas J Murphy 10540 S Western Avenue, Suite 500 Chicago, Illinois 60643	Send subsequent tax bills to: Patrick Burns 10525 S. Campbell Avenue Chicago, Illinois 60655 Illinois	Recorder-mail recorded document to: Patrick Burns 10525 S. Campbell Avenue Chicago, Illinois 60655
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*This instrument represents a transaction
exempt
under 35 ILCS 200/31-45(Paragraph e),
of the IL Real Estate Transfer Tax Act*

CD Signature

9/1/20 Date Signed

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Exhibit A

LOT 5 AND THE NORTH 1/2 OF LOT 6 IN BLOCK 4 IN EDGEWOOD PARK, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO PLAT RECORDED OCTOBER 1, 1925 AS DOCUMENT 9053229 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 429 DOVER AVENUE, LA GRANGE PARK, ILLINOIS 60526
PIN: 15-32-411-043-0000

Property of Cook County Clerk's Office

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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 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 9-16-23

Signature: Margaret B Gill
Grantor or Agent

Subscribed and sworn to before me by the said Margaret B. Gill, dated 9-16-2020

Notary Public Margaret L Murphy



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.

Dated 9-16-23

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Thomas J. MURPHY, dated 9-16-2020

Notary Public Margaret L Murphy



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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.