

# UNOFFICIAL COPY

This document was prepared by  
and after recording, mail to:  
James R. Pittacora  
Nisen & Elliott, LLC  
200 West Adams Street, Suite 2500  
Chicago, Illinois 60606  
(312) 346-7800

Doc#: 2033317015 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/30/2020 09:56 AM Pg: 1 of 3

Dec ID 20201101648873  
ST/CO Stamp 0-787-237-856  
City Stamp 0-079-760-352

Send Subsequent Tax Bills to:  
James Clarke  
10441 S. Artesian Avenue  
Chicago, IL 60655

## QUIT CLAIM DEED

THE GRANTOR, EMERALD MANAGEMENT, INC., an Illinois corporation, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to JACK PROPERTIES LLC, an Illinois limited liability company, having its principal office at 10441 S. Artesian Avenue, Chicago, Illinois 60655, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE NORTH HALF OF LOT 28 IN KING AND RAMSEY'S ADDITION TO WOODLAWN RIDGE IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE SOUTH HALF OF LOT 28 IN KING AND RAMSEY'S ADDITION TO WOODLAWN RIDGE IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index Number(s): 20-23-105-062-0000 and 20-23-105-063-0000 and 20-23-105-064  
Address of Real Estate: 6448-6450 S. Ellis Avenue, Chicago, IL 60637

Dated this 13 day of August, 2020.

Emerald Management, Inc, an Illinois Corporation

41065889 (a)

By:

James Clarke  
James Clarke, its President

This transfer is exempt pursuant to 35 ILCS 200/31-45(e)

[Signature]

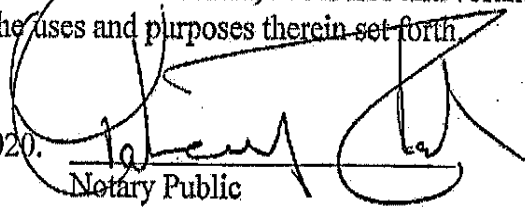
8-13-2020  
Date

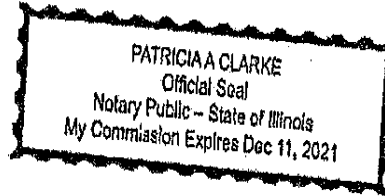
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STATE OF ILLINOIS )  
 )  
COUNTY OF \_\_\_\_\_ )


I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that James Clarke personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, produced license, as identification, and acknowledged that as such President of Emerald Management, Inc. he signed and delivered the said instrument, as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal,  
this 13 day of August, 2020.

  
Notary Public



REAL ESTATE TRANSFER TAX		04-Nov-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-23-105-062-0000   20201101648873   0-787-237-856		

REAL ESTATE TRANSFER TAX		04-Nov-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-23-105-062-0000   20201101648873   0-079-760-352		
* Total does not include any applicable penalty or interest due.		

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## 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: 08 | 13 | 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:

By the said (Name of Grantor): James Clark

On this date of: 8 | 13 | 2020

NOTARY SIGNATURE: [Signature]

[Signature]  
GRANTOR or AGENT

AFFIX NOTARY STAMP BELOW



### 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: 08 | 13 | 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:

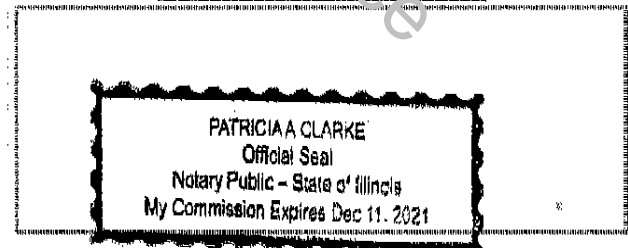
By the said (Name of Grantee): James Clark

On this date of: 8 | 13 | 20

NOTARY SIGNATURE: [Signature]

[Signature]  
GRANTEE or AGENT

AFFIX NOTARY STAMP BELOW



**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. 31)**