

UNOFFICIAL COPY

QUIT CLAIM DEED



THE GRANTOR(S)

TERRAPIN INVESTMENTS, LLC
a Limited Liability Company created and existing under the laws of Delaware and duly authorized to conduct business in Illinois
77 West Washington, Suite 1115
Chicago, Illinois 60602

Doc# 2101419019 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/14/2021 11:27 AM PG: 1 OF 4

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (\$10.00), other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to

W J HOLDINGS LLC
An Illinois Limited Liability Company
6313 Garden View Lane
Matteson, Illinois 60443

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION, PERMANENT INDEX NUMBERS AND COMMON ADDRESSES

**This is not homestead property.

In WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by Its Manager this 21st day of December, 2020.

By: [Signature] (seal)
David M. Fleishman, Manager and CEO

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David M. Fleishman, personally known to me to be the Manager and CEO of TERRAPIN INVESTMENTS, LLC, and personally known to me 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 Officer he signed, sealed and delivered the said instrument and caused the corporate seal to be affixed thereto, pursuant to the authority given by the Board of Managers of said LLC as his free and voluntary act, and as the free and voluntary act and deed of said LLC for the uses and purposes therein set forth.

Given under my hand and official seal this 21st day of DEC, 2020

[Signature]
Notary Public




This instrument was prepared by:
David M. Fleishman
77 West Washington #1115
Chicago, Illinois 60602

Mail to:
David M. Fleishman
77 West Washington #1115
Chicago, Illinois 60602



This transaction is exempt under Chicago Transfer Tax Ordinance Paragrap^h 11.02
[Signature] 1/14/2021

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REAL ESTATE TRANSFER TAX		14-Jan-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-33-110-022-0000 | 20210101611719 | 0-965-707-792

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		14-Jan-2021
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-33-110-022-0000 | 20210101611719 | 1-043-646-480

Property of Cook County Clerk's Office

OFFICIAL SEAL
THOMAS A. JOHNSON

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LEGAL DESCRIPTION: Lots 21, 22, 23 and 24 in Block 15 in New Roseland, being a Subdivision of part of fractional Section 33 North of the Indian Boundary Line and part of fractional Sections 28 and 33 South of the Indian Boundary Line all in Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 25-33-110-022-0000
25-33-110-023-0000
25-33-110-024-0000
25-33-110-025-0000

COMMON ADDRESS: 12921-63 South Halsted, Chicago, Illinois

Property of Cook County Clerk's Office

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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: 12/21/2020

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

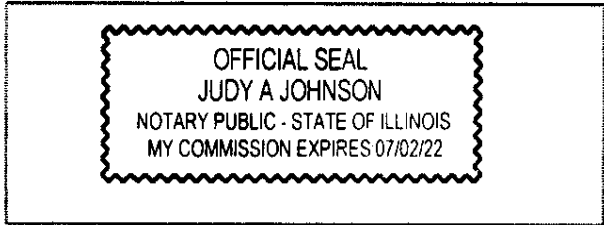
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Agent

On this date of: 12/21/2020

NOTARY SIGNATURE: Judy A Johnson

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: 12/21/2020

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

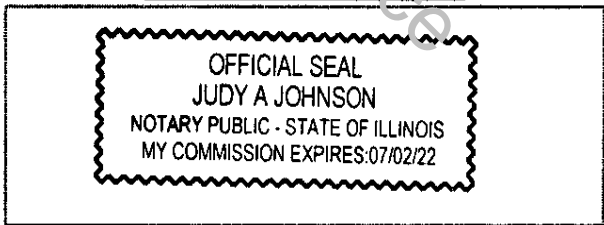
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Agent

On this date of: 12/21/2020

NOTARY SIGNATURE: Judy A Johnson

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)**)