

UNOFFICIAL COPY

Doc#. 2102104200 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/21/2021 12:13 PM Pg: 1 of 5

Return To:
A.J.R. Properties LLC, an
Illinois Limited Liability
Company
7540 S Yates Blvd
Chicago IL 60649

Dec ID 20200901688624
ST/CO Stamp 0-289-892-832
City Stamp 0-812-509-664

This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
A.J.R. Properties LLC, an
Illinois Limited Liability
Company
7540 S Yates Blvd
Chicago IL 60649

This space for recording information only

Order #: OC20026754

QUITCLAIM DEED

Tax Exempt under _____


JOHANNE SAINT SURIN

9-8-2020
Date

GRANTORS,

JOHANNE SAINT SURIN, single, as to Parcel 1
TREND'S DESTINATION, LLC, as to Parcel 2
7540 S Yates Blvd
Chicago IL 60649

for and in consideration of ZERO AND 00/100 DOLLARS (\$0.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

GRANTEES,

A.J.R. PROPERTIES LLC, an Illinois Limited Liability Company
7540 S Yates Blvd
Chicago IL 60649

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

LEGAL DESCRIPTION:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

PIN: 21-31-416-017-0000 and 21-31-115-019-0000

Property Address: 8551 & 8006 S Burnham Ave, Chicago, IL 60617

Preparer has examined no underlying title documentation regarding this deed

FIDELITY NATIONAL TITLE

OC20026754

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IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.



JOHANNE SAINT SURIN

9-8-2020
Date


State of IL
County of Cook

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 9/8, 2020, by JOHANNE SAINT SURIN, who are personally known to me or have produced IL as identification and who signed this instrument willingly.







NOTARY SIGNATURE

REAL ESTATE TRANSFER TAX		08-Sep-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

21-31-416-017-0000 | 20200901688624 | 0-812-509-664

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

REAL ESTATE TRANSFER TAX		08-Sep-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

21-31-416-017-0000 | 20200901688624 | 0-289-892-832

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IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.

TREND'S DESTINATION, LLC

By: [Signature]

9-8-2020
Date

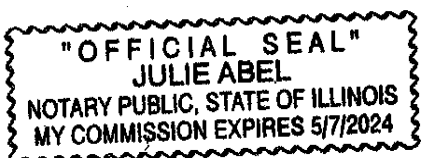
Title: CEO

Printed Name: Johanne SaintSuein

State of IL

County of Cook

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 9th, 2020, by Johanne SaintSuein and is the/a pres of TREND'S DESTINATION, LLC, who are personally known to me or have produced _____ as identification and who signed this instrument willingly.



[Signature]
NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

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EXHIBIT A

PARCEL 1:

LOT 28 IN BLOCK 28 IN CIRCUIT COURT PARTITION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 5 FEET OF LOT 3 AND ALL OF LOT 4 IN BLOCK 12 IN B. F. JACOB'S SUBDIVISION OF BLOCKS 12 AND 13 IN THE CIRCUIT COURT COMMISSIONER'S PARTITION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

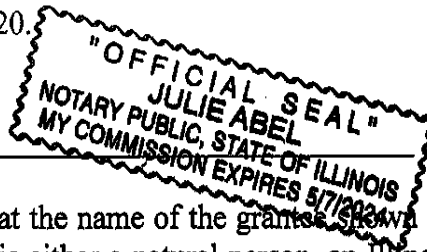
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 9/8, 2020
Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before
Me by the said _____
this 8 day of Sept, 2020.

NOTARY PUBLIC [Signature]



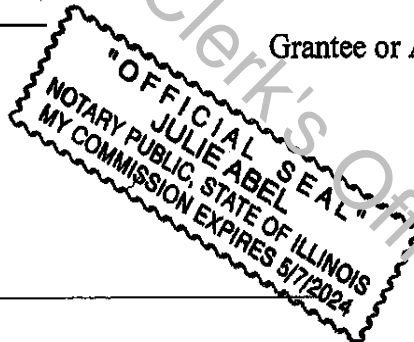
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 9/8, 2020
Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before
Me by the said _____
This 8 day of Sept, 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.)