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Prepared By: (

Yondi Morris, Esq. (
333 S Wabash, Suite 2700 (
Chicago, IL 60604 (

After Recording Return To: (

Bryant Property Solutions LLC (
1759 N. Lotus Ave (
Chicago, IL 60639 (

Doc# 2105504039 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/24/2021 02:27 PM PG: 1 OF 4

Chicago Title / Ron
20 ESA/LLP (1/2)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

On DECEMBER 01, 2020, GRANTOR, WILLIAM BRYANT, a married man, of 2915 W. Harrison St., Chicago IL 60612 for and in consideration of Ten Dollars (\$10.00) and or other good and valuable consideration, conveys, releases, and quit claims to the GRANTEE, BRYANT PROPERTY SOLUTIONS LLC, an Illinois limited liability company, the real estate described and identified on Exhibit A, attached hereto.

GRANTOR does hereby convey, release and quitclaim all of the GRANTOR'S rights, title, and interest in and to the above described property and premises to the GRANTEE, and to the GRANTEE'S heirs and assigns forever, so that neither GRANTOR nor GRANTOR'S heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

GRANTOR hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This is not Homestead Property

EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH SECTION OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH E SECTION OF THE COOK COUNTY TRANSFER TAX ORDINANCE AND THE CITY OF CHICAGO 200.1286

1-1-2021 [Signature]
Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX 14-Jan-2021



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

16-13-302-015-0000 | 20210101610375 | 1-610-870-800

* 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

16-13-302-015-0000 | 20210101610375 | 0-082-585-616

Handwritten notes and signatures on the right margin.

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Mail Tax Statements To:

Bryant Property Solutions LLC
1759 N. Lotus Ave
Chicago, IL 60639

Grantor Signature: *William Bryant*
WILLIAM BRYANT

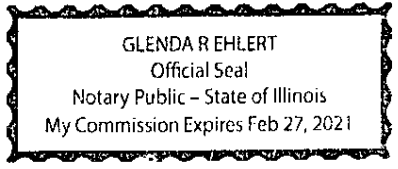
Dated: December 1, 2020

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 1st day of December, 2020
by William Bryant

Glenda R Ehlert
Notary Public

Char Private Client Banker
Title (and Rank)



FEB 27 2021
My commission expires

Signature and Notary for Quit Claim Deed regarding Bryant Property Solutions LLC 2915 W. Harrison St., Chicago IL 60612

PREPARED BY: KMR Law Group | 333 S. Wabash Avenue, Suite 2700, Chicago, IL

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STATEMENT BY GRANTOR AND GRANTEE

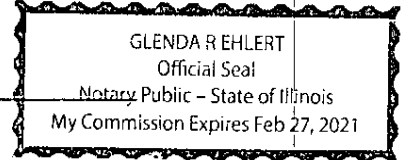
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 1, 2020

Signature: *William Bryant*
WILLIAM BRYANT

This instrument was acknowledged before me on this 1st day of December, 2020 by William Bryant

NOTARY PUBLIC *Glenda R Ehlert*



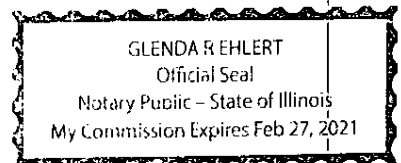
The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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.

Dated December 1, 2020

Signature: *William Bryant*
Authorized Signor

This instrument was acknowledged before me on this 1st day of December, 2020 by William Bryant, as Manager of Bryant Property Solutions LLC

NOTARY PUBLIC *Glenda R Ehlert*



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EXHIBIT A

LEGAL DESCRIPTION

LOT 6 IN FORSYTHE SPEAR AND WALLACE'S SUBDIVISION OF BLOCK 3 IN C.W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address: 2915 W. Harrison St., Chicago IL 60612

PIN: 16-13-302-015-0000

Property of Cook County Clerk's Office