

UNOFFICIAL COPY

QUIT CLAIM DEED

Corporation to LLC
Illinois Statutory

MAIL TO:

John Swiess
1333 Burr Ridge Parkway, Ste 200
Burr Ridge, IL 60527



2105657052

Doc# 2105657052 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/25/2021 03:24 PM PG: 1 OF 3

ADDRESS OF PROPERTY: 7162 S. Exchange Ave., Chicago, IL 60649
(AKA 7141 S. Yates Blvd., Chicago, IL 60649)

REAL ESTATE INDEX NUMBER: 21-30-100-003-0000
21-30-100-004-0000
21-30-100-005-0000

THE GRANTOR, INTERNATIONAL BANK OF CHICAGO, an Illinois State Chartered Bank, 5069 North Broadway, Chicago, IL 60640, duly authorized to transact business in the State of Illinois for and in consideration of TEN and no/100 (\$10.00) Dollars, in hand paid, and pursuant to authority given by the Board of Directors of said company, said title being absolutely vested in Grantor pursuant to an Agreed Order entered December 14, 2020 in Case Number 2017 CH 16225 in the Circuit Court of Cook County, Illinois, County Department-Chancery Division, CONVEY(S) and QUIT CLAIM(S) to IBC PROPERTY HOLDINGS LLC, an Illinois limited liability company of 5069 North Broadway, Chicago, IL 60640, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

THE SOUTH 40 FEET OF LOT 3 AND ALL OF LOT 4 IN DIVISION 4 OF THE SOUTH SHORE SUBDIVISION OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein.

Subject to Conditions, Restrictions and Easements of Record and General Real Estate Taxes for 2020 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to the hereto affixed and has caused its name to be signed to these presents this 08th day of January, 2021.

INTERNATIONAL BANK OF CHICAGO

By: 

Name: FRANK WANG

Title: president/CEO

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State of ILLINOIS)
)
 County of COOK) SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Wang, President, CEO of INTERNATIONAL BANK OF CHICAGO, 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 he signed, sealed and delivered the said instrument as their free and voluntary act, and the free and voluntary act of said Corporation for the use and purposes therein set forth.

Given under my hand and official seal this 8th day of January, 2021.



Joventae N. Willis
 Notary Public

THIS INSTRUMENT PREPARED BY: JOHN J. SWIESS
 ATTORNEY AT LAW
 1333 Burr Ridge Parkway, Suite 200
 Burr Ridge, IL 60527

MAIL FUTURE TAX BILLS TO:

IBC Property Holdings LLC
 5069 N. Broadway
 Chicago, IL 60640

REAL ESTATE TRANSFER TAX		25-Feb-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
21-30-100-003-0000 20210201638506 1-463-720-975		

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under 35 ILCS 200/31-45(e).

[Signature] Date: 1-8-2021
 Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		25-Feb-2021
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00
21-30-100-003-0000 20210201638506 1-299-655-696		

* 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: 01 | 08 | 2021

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:

Jovantae N. Willis

By the said (Name of Grantor): International Bank of Chicago

On this date of: 01 | 08 | 2021

NOTARY SIGNATURE: Jovantae N. Willis

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: 01 | 08 | 2021

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:

Jovantae N. Willis

By the said (Name of Grantee): IBC Property Holdings LLC

On this date of: 01 | 08 | 2021

NOTARY SIGNATURE: Jovantae N. Willis

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)

rev. on 10.17.2016