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2107116028

Doc# 2107116028 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/12/2021 01:06 PM PG: 1 OF 4

Commitment Number: 20116878-N

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

Mail Tax Statements To: Mark Shapiro and Jason Tang, 916 W FULLERTON AVE APT 1, CHICAGO, IL 60614

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-29-427-061-1002

QUITCLAIM DEED

MJ CHICAGO REALTY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, hereinafter grantor, whose address is 916 W FULLERTON AVE APT 1, CHICAGO, IL 60614, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to Mark Shapiro, a married man and Jason Tang, a married man as joint tenants with rights of survivorship, hereinafter grantee, whose tax mailing address is 916 W FULLERTON AVE APT 1, CHICAGO, IL 60614, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS:

UNIT NUMBER 916-1 IN THE 916-918 WEST FULLERTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 36 IN SHELDON WESTON AND STONE'S SUBDIVISION OF THE EAST 10 ACRES OF BLOCK 19 IN CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL

REAL ESTATE TRANSFER TAX 05-Mar-2021



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

REAL ESTATE TRANSFER TAX 05-Mar-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

14-29-427-061-1002 | 20210301655550 | 0-625-623-566

14-29-427-061-1002 | 20210301655550 | 0-238-101-008

* Total does not include any applicable penalty or interest due

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MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25694865. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property Address is: 916 W FULLERTON AVE APT 1, CHICAGO, IL 60614

Prior instrument reference: WARRANTY DEED BETWEEN JASON TANG, A MARRIED MAN AND MARK SHAPIRO, A MARRIED MAN AND MJ CHICAGO REALTY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DATED: 11/15/2018, RECORDED DATE: 12/05/2019, IN INSTRUMENT NO. 1903655163.

Executed by the undersigned on 12/18, 2020:

MJ CHICAGO REALTY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

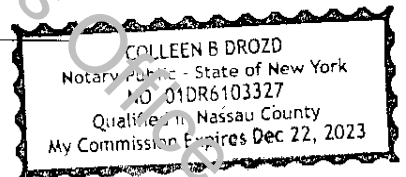
By:

Its:

STATE OF New York
COUNTY OF Nassau

The foregoing instrument was acknowledged before me on 12-18-2020, 2020 by Jason Tang its _____ on behalf of MJ CHICAGO REALTY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public



MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 1-29-2021

Thomas Workman
Buyer, Seller or Representative

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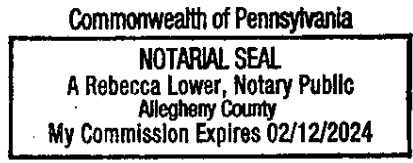
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed 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 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 2-4, 2021

Signature: Thomas Workman
Grantor or Agent

Subscribed and sworn to before me
By the said Thomas Workman
This 4 day of Feb, 2021
Notary Public A Rebecca Lower

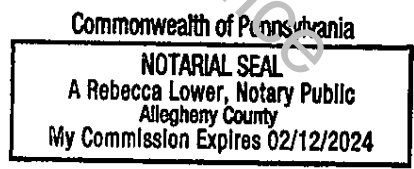


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 2-4, 2021

Signature: Thomas Workman
Grantee or Agent

Subscribed and sworn to before me
By the said Thomas Workman
This 4 day of Feb, 2021
Notary Public A Rebecca Lower



Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Water Billing Affidavit Cook County

Water Account Numbers:

Address of Property: 916 W FULLERTON AVE APT 1, CHICAGO, IL 60614

Seller: MJ CHICAGO REALTY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

Name of Present Owner/Water Customer: MJ CHICAGO REALTY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

Seller's Forwarding Street Address: 916 W FULLERTON AVE APT 1, CHICAGO, IL 60614

If needed, have you ordered a special garbage pickup? Yes No

Buyer: Mark Shapiro, a married man and Jason Tang, a married man as joint tenants with rights of survivorship

Name of New Owner/Water Customer: Mark Shapiro, a married man and Jason Tang, a married man as joint tenants with rights of survivorship

Address (if different from water account address): 916 W FULLERTON AVE APT 1, CHICAGO, IL 60614

Anticipated Date for Change of Possession:

Date Final Water Bill Paid _____ Property Standards Satisfied

Final Water Bill Amount _____ You Owe Satisfied

Completed By: _____

Contact Phone Number: _____

Employee Signature _____

Signature:  _____