

1726

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QUIT CLAIM DEED
(Limited Liability to Individual)
Statutory (Illinois)



Doc# 2109822060 Fee \$88.00

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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 04/08/2021 01:41 PM PG: 1 OF 3

2019 N SHEFFIELD 103, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of the City of CHICAGO, county of COOK, for the consideration of Ten Dollars, and other good and valuable considerations in hand paid Convey(s) and quit claim(s) to: LOUIS POLYCHRONOS, THOMAS GROVE, and ERIC EDMONDS, all interest in the following described Real Estate, the real estate situated in COOK county, Illinois, commonly known as: 2019 N Sheffield Ave, Unit 103, Chicago, IL 60614. (See page 2 for legal description attached here to and made part here of).

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 14-32-225-042-1003

Address of Real Estate: 2019 N Sheffield, Unit 103, Chicago, IL 60614

Subject to general real estate taxes for 2020 and subsequent years, and subject to covenants, conditions, and restrictions of record

Dated this: 29 day of March 2021

[Signature] (SEAL)
LOUIS POLYCHRONOS, MEMBER

[Signature] (SEAL)
THOMAS GROVE, MEMBER

[Signature] (SEAL)
ERIC EDMONDS, MEMBER

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HERBY CERTIFY that LOUIS POLYCHRONOS, THOMAS GROVE, and ERIC EDMONDS, personally known to me to be the members of 2019 N SHEFFIELD 103, LLC subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument in her capacity as President of said corporation and with full authority, and as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of March 2021

Commission expires April 18 2021 [Signature]
Notary Public

This instrument was prepared by LOUIS POLYCHRONOS, 1420 Hawthorne Ln, Glenview, IL 60025

"Exempt under provisions of par E Section 4
Real Estate Transfer Act."

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

Date: [Signature]
Buyer/Seller/Representative

21132637112

MAIL TO:
Louis Polychronos
1420 Hawthorne Ave
Chicago, IL 60025

SEND SUBSEQUENT TAX BILLS TO:
Louis Polychronos
1420 Hawthorne Ave
Chicago, IL 60025

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LEGAL DESCRIPTION

Unit Number 103, in 2015-2019 North Sheffield Landmark Condominium as delineated on a survey of the following described real estate:


Lots 30, 31 and South 5 feet Lot 32, in Sub-Block 5 in Block 4, in Sheffields Addition to Chicago in Sections 32 and 33, Township 40 North, Range 14, East of the Third Principal Meridian,

Which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document Number 26904633 and as Amended from time to time, together with its undivided percentage interest in the common elements in Cook County, Illinois.



Tax ID # 14-32-225-042-1003

Address commonly known as:
2019 N Sheffield Unit 103
Chicago, IL 60614

PIN#: 14-32-225-042-1003

REAL ESTATE TRANSFER TAX		08-Apr-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-32-225-042-1003 20210301681996 1-598-359-056		

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

REAL ESTATE TRANSFER TAX		08-Apr-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-32-225-042-1003 20210301681996 1-447-167-376		

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STATEMENT BY GRANTOR AND GRANTEE

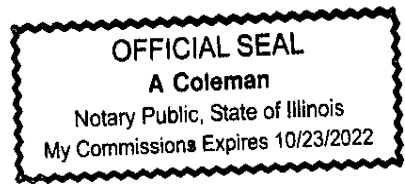
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 ILLINOIS.

Dated 3/29/21

SIGNATURE [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 29 (th) day of March, 2021.

Notary Public [Signature]



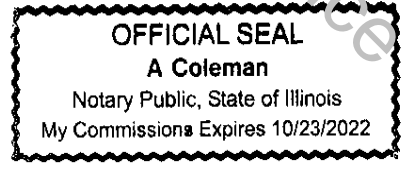
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS , 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 ILLINGIS.

Dated: 3/29/21

SIGNATURE [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 29 (th) day of March, 2021.

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.