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BT 2210021-00150
QUIT CLAIM DEED 1/2
(ILLINOIS)



Doc# 2113206060 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/12/2021 02:17 PM PG: 1 OF 4

THE GRANTOR,
Beausang Holdings, LLC
an Illinois LLC, of the County
of Cook, State of Illinois,
for and in consideration of
TEN DOLLARS, and
other good and valuable
consideration in hand paid,
CONVEYS and QUIT CLAIMS TO:

THE GRANTEE, Sean Paul Beausang, a single person,

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

PARCEL 1:

THAT PART OF THE LOT 11 IN BLOCK 4 IN LEWIS STAVE'S SUBDIVISION OF 53 ACRES LYING SOUTHWEST OF THE NORTHWESTERN PLANK ROAD (OR MILWAUKEE AVENUE), IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 11 IN BLOCK 4; THENCE SOUTH 41 DEGREES 22 MINUTES 27 SECONDS WEST, 75.85 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11 IN BLOCK 4 TO THE POINT OF BEGINNING; THENCE SOUTH 41 DEGREES 22 MINUTES 27 SECONDS WEST, 19.82 FEET ALONG THE LAST DESCRIBED COURSE; THENCE NORTH 48 DEGREES 37 MINUTES 33 SECONDS WEST, 43.99 FEET ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE; THENCE NORTH 41 DEGREES 22 MINUTES 27 SECONDS EAST, 19.82 FEET ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, SAID LINE BEING THE NORTHWESTERLY LINE OF SAID LOT 11; THENCE SOUTH 48 DEGREES 37 MINUTES 33 SECONDS EAST, 43.99 FEET ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE LOT 7 IN CLARKE'S RESUBDIVISION OF LOTS 12, 13, 14 AND 15 IN BLOCK 4 IN S. STAVE'S SUBDIVISION OF 53 ACRES, IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7 IN BLOCK 4; THENCE SOUTH 41 DEGREES 22 MINUTES 27 SECONDS WEST, 74.78 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7 IN BLOCK 4 TO THE POINT OF BEGINNING; THENCE SOUTH 41 DEGREES 22 MINUTES 27 SECONDS WEST, 19.82 FEET ALONG THE LAST DESCRIBED COURSE; THENCE NORTH 48 DEGREES 37 MINUTES 33 SECONDS WEST, 24.01 FEET ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE; THENCE NORTH 41 DEGREES 22 MINUTES 27 SECONDS EAST, 19.82

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FEET ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE; THENCE SOUTH 48 DEGREES 37 MINUTES 33 SECONDS EAST, 24.01 FEET ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENT FOR THE STAVE STREET TOWNHOME DEVELOPMENT RECORDED JULY 31, 2013 AS DOCUMENT NUMBER 1321229062 FOR THE PURPOSE OF ENCROACHMENTS, UTILITIES, ACCESS AND PARTY WALLS.

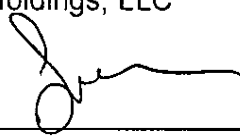
PERMANENT REAL ESTATE INDEX NUMBER(S): 13-36-229-064-0000 and 13-36-229-065-0000


ADDRESS OF REAL ESTATE: 2060 N. Stave Street, Unit 4, Chicago, IL 60647

Signed and Dated this 12 day of ^{March} February, 2021.

By: Grantor



Beausang Holdings, LLC

By:  Sean Paul Beausang

REAL ESTATE TRANSFER TAX		25-Mar-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-36-229-064-0000 | 20210201643999 | 1-567-134-224

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

REAL ESTATE TRANSFER TAX		10-May-2021
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-36-229-064-0000 | 20210201643999 | 1-146-450-192

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STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sean Paul Beausang is 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 his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12 day of ^{march} ~~February~~, 2021.

My Commission expires 12/04/2024



Notary Public

This Instrument Was Prepared By:

Douglas D. Danielson, Esq.
1023 Huntington Drive
Aurora, IL 60506



Send Subsequent Tax Bills to and when Recorded Mail to
Grantor/Grantee Address
Sean Paul Beausang
3321 N. Leavitt St.
Chicago, IL 60618

After Recording Return To:
Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523

**EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-45, PROPERTY TAX CODE.**

3/12/21

DATE BUYER, SELLER, BORROWER OR REPRESENTATIVE

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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: 3 | 12 | 20 21

SIGNATURE: [Signature]
GRANTOR or AGENT

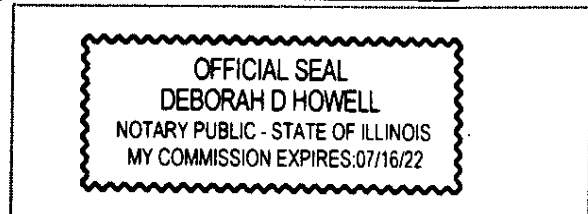
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Beausang Holdings LLC AFFIX NOTARY STAMP BELOW

On this date of: 3 | 23 | 20 21

NOTARY SIGNATURE: [Signature]



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: 3 | 12 | 20 21

SIGNATURE: [Signature]
GRANTEE or AGENT

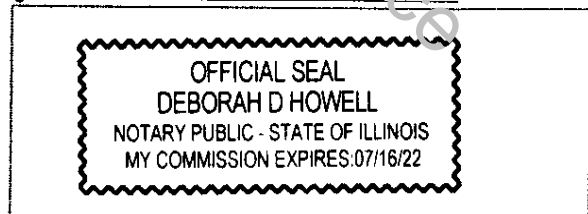
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Sean Paul Beausang AFFIX NOTARY STAMP BELOW

On this date of: 3 | 23 | 20 21

NOTARY SIGNATURE: [Signature]



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)