

# UNOFFICIAL COPY

Doc#: 2114829089 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/28/2021 12:04 PM Pg: 1 of 5

Dec ID 20210501642431  
ST/CO Stamp 0-540-920-080

<b>VILLAGE OF SKOKIE ECONOMIC DEVELOPMENT TAX</b>	
PIN:	10-16-423-053-0000
ADDRESS:	8916 SKOKIE BLVD.
15189	04/05/21 \$ 25.00

Prepared By:

Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: Patrick Flaherty and Vassiliki Flaherty  
8916 Skokie Blvd, Skokie, IL 60077

Return to: Better Settlement Services, LLC  
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-IL-RF-788469

Permanent Real Estate Index Number: 10-16-423-053-0000

## QUITCLAIM DEED

VP JAMES, LLC, an Illinois Limited Liability Company, whose mailing address is 8916 Skokie Blvd, Skokie, IL 60077 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto PATRICK FLAHERTY, single, and VASSILIKI FLAHERTY, a married woman, as joint tenants with right of survivorship, whose address is 8916 Skokie Blvd, Skokie, IL 60077, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 14, except the North 15 feet thereof, and Lot 15, except the East 7 feet thereof, in Block 15, in the Bronx, being a subdivision of parts of the Southeast ¼ of Section 16, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

BEING the same property conveyed unto VP James, LLC, an Illinois Limited Liability Company, by Deed dated March 20, 2015 and recorded May 28, 2015 in the Office of the County Recorder for the County of Cook, State of Illinois in Instrument No. 1514856001.

Property Address: 8916 Skokie Blvd, Skokie, IL 60077

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

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IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 27 day  
March, 20 21.

VP JAMES, LLC,  
an Illinois Limited Liability Company

By: *Vasiliki P. Flaherty* (Seal)

Name: Vasiliki Flaherty

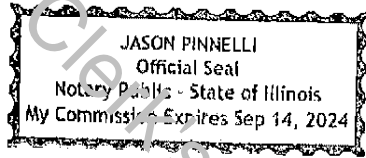
Title: Manager

STATE OF ILLINOIS }  
COUNTY OF McHenry } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Vasiliki Flaherty as manager for VP JAMES, LLC, in his/her full and authorized capacity on behalf of said company, 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/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of March 27, 20 21.

*Jason Pinnelli*  
Notary Public  
My Commission expires: Sept 14, 2024



PROPERTY OF COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

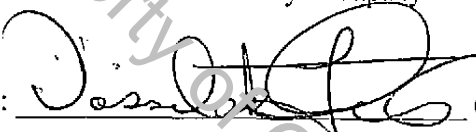
This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph E Section 31.45, Property Tax Code.

Date: 03/27/2021

Signature of Grantor:

VP JAMES, LLC,  
an Illinois Limited Liability Company

By:  (Seal)

Name: Vassiliki Flaherty

Title: Manager

PROPERTY Cook County Clerk's Office

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 24-May-2021



COUNTY:  
ILLINOIS:  
TOTAL:

0.00  
0.00  
0.00

10-16-423-058-0000

| 20210501642431

| 0-540-920-080

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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 MARCH 24, 2021

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said CEBERAN SCHUECK  
This 24, day of MARCH, 2021  
Notary Public [Signature]

Commonwealth of Pennsylvania - Notary Seal  
Michael R. Estelle, Notary Public  
Montgomery County  
My commission expires March 19, 2023  
Commission number 1347499

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 MARCH 24, 2021

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said CEBERAN SCHUECK  
This 24, day of MARCH, 2021  
Notary Public [Signature]

Commonwealth of Pennsylvania - Notary Seal  
Michael R. Estelle, Notary Public  
Montgomery County  
My commission expires March 19, 2023  
Commission number 1347499

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.)