

# UNOFFICIAL COPY

Doc#: 2116206307 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/11/2021 12:50 PM Pg: 1 of 5

Dec ID 20210501649855  
ST/CO Stamp 1-777-957-136  
City Stamp 1-260-935-440

CH 701 2704 14  
2

## QUIT CLAIM DEED ILLINOIS STATUTORY

FIDELITY NATIONAL  
TITLE INSURANCE

THE GRANTOR, MJR I, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to JOHN G. ROONEY, a married man, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*See Attached Legal Description*

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

### **SUBJECT TO:**

General real estate taxes not due and payable, any special assessments not yet due and payable; building, building line and use or occupancy restrictions; conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

**Permanent Real Estate Index Number:** 14-30-205-003-0000

**Address of Real Estate:** 3117 N Damen Ave, Chicago, IL 60618

Dated this 10 day of May, 2021.

**MJR I, LLC, an Illinois limited liability company**

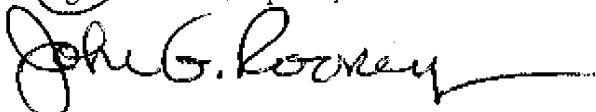
Altgeld Street Development, LLC, a Delaware limited liability company,  
Manager/Sole Member of MJR I, LLC

By:

  
John G. Rooney, Manager/Member of  
Altgeld Street Development, LLC

By:

  
Margaret A. Rooney, Manager/Member of  
Altgeld Street Development, LLC



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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, CERTIFY THAT John G. Rooney and Margaret A. Rooney, each a Manager/Member and Authorized Signatory of Altgeld Street Development, LLC, a Delaware limited liability company, Manager/Sole Member of MJR I, LLC, an Illinois limited liability company (the "Company"), 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 the said instrument as his/her free and voluntary act, and as the free and voluntary act of the Company 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 10 day of May, 2021.

[Signature] (Notary Public)



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

Date: May 10, 2021

[Signature]  
Signature of Buyer, Seller or Representative

Prepared By: Kristen Duffy, Esq.  
Duffy Law, LLC  
130 N Garland Ct #4702  
Chicago, IL 60602

Mail To: John Rooney  
3807 N Kennedy  
Chicago IL 60641

Name & Address of Taxpayer:  
SAME AS ABOVE  
GRANTEE'S ADDRESS

Properly Cook County Clerk's Office

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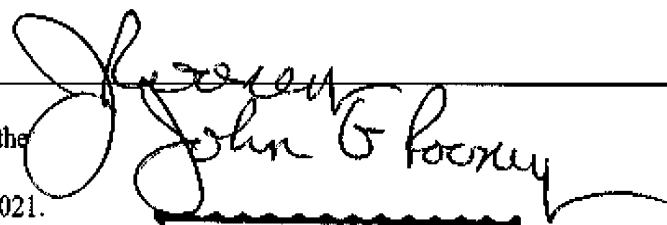
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: May 10, 2021

Signature of Grantor or Agent: \_\_\_\_\_

Subscribed and sworn to before me by the said John G. Rooney this 10 day of May, 2021.



[Signature]  
Notary Public

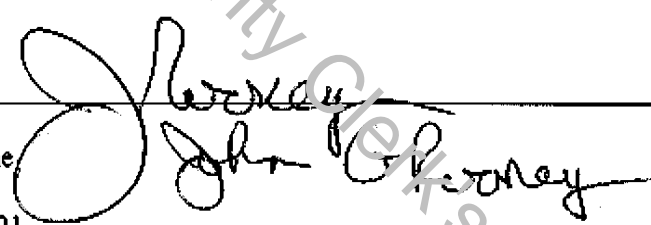


The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: May 10, 2021

Signature of Grantee or Agent: \_\_\_\_\_

Subscribed and sworn to before me by the said John G. Rooney this 10 day of May, 2021.



[Signature]  
Notary Public






Note: Any person who knowingly submits a false statement concerning the identify 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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Property of Cook County Clerk's Office

		<b>COUNTY:</b>	0.00
		<b>ILLINOIS:</b>	0.00
		<b>TOTAL:</b>	0.00
14-30-205-003-0000		20210501649855	1-777-957-136

	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *
14-30-205-003-0000		20210501649855   1-260-935-440

Total does not include any applicable penalty or interest due.

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## LEGAL DESCRIPTION

For the Premises Commonly Known As  
3117 N Damen Ave, Chicago, IL 60618 (PIN 14-30-205-003-0000)

THE SOUTH 10 FEET OF LOT 3 AND LOT 4 (EXCEPT THE SOUTH 5 FEET THEREOF) IN  
BLOCK 2 IN LABAHN'S SUBDIVISION OF THE WEST 5 ACRES OF THE NORTHWEST 1/4 OF  
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH,  
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office