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Quit Claim Deed Illinois Statutory

Doc#: 2119707091 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/16/2021 08:20 AM Pg: 1 of 4

Dec ID 20210601671174

MAIL TO:

O'Grady Law Group, P.C.
2222 Chestnut Ave Suite 304
Glenview, IL 60026

NAME AND ADDRESS OF TAXPAYER:

TJ Adam & Company
480 Eagle Drive
Elk Grove Village, IL 60007

RECORDER'S STAMP

THE GRANTOR(S) Westbrook Development, LLC, an Illinois Limited Liability Company, with a principal of 915 Appletree Court, Northbrook, IL 60062, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND QUIT CLAIMS(S) to Westbrook REL LLC, an Illinois Limited Liability Company, with a principal of 915 Appletree Court, Northbrook, IL 60062, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description:

[SEE ATTACHED LEGAL DESCRIPTION]

Permanent Index Number(s): 15-20-300-047-1240

Property Address: 1919 South Wolf Road, P-50, Hillside, Illinois 60162

The grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

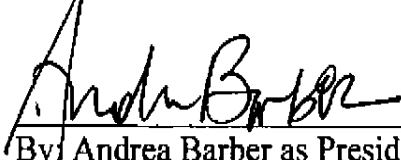
To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

VILLAGE OF HILLSIDE
7/16/2021
722164
15-20-300-047-1240

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DATED: 6-17-21

Westbrook Development, LLC,
an Illinois Limited Liability Company


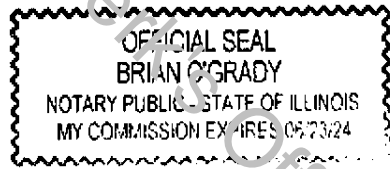


By: Andrea Barber as President of M & S Management, Inc.,
an Illinois Domestic Corporation
It's: Manager

STATE OF ILLINOIS)
County of COOK)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT the above-named Andrea Barber as President of M & S Management, Inc., an Illinois Domestic Corporation as Manager of Westbrook Development, LLC, an Illinois Limited Liability 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 she signed, sealed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of Westbrook Development, LLC, an Illinois Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 17 day of 6, 2021



Notary Public

My commission expires on: 6-23-24

NAME AND ADDRESS OF PREPARER:
Brian F O'Grady
O'Grady Law Group, P.C.
2222 Chestnut Avenue
Suite 304
Glenview, IL 60026-1679
847-486-9960
847-486-9970 fax

COUNTY-ILLINOIS TRANSFER STAMPS:

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 31-45, REAL
ESTATE TRANSFER TAX LAW.

DATE: 6-17-21

Buyer, Seller or Representative

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LEGAL DESCRIPTION

1919 South Wolf Rd., #P50 Hillside, IL 60162

PIN: 15-20-300-047-1240

Unit number P50 in the Westbrook Condominium, as delineated on a survey of the following described real estate:

Parcel 1:

A tract of land described as the West 330.0 feet of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 39 North, Range 12, East of the Third Principal Meridian, (Except the North 150.0 feet and the South 660.0 feet thereof), except from said tract the East 36 feet of the South 91.0 feet and except the West 55.0 feet of the East 91.0 feet of the South 66.0 feet, all in Cook County, Illinois, and also:

Parcel 2:

The East 36.0 feet of the South 91.0 feet and the West 55.0 feet of the East 91.0 feet of the South 66.0 feet of the following described tract: The West 330.0 feet of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 39 North, Range 12, East of the Third Principal Meridian, (Except the North 150.0 feet and the South 660.0 feet thereof), in Cook County Illinois, and also: The North 27 feet of the East 91.0 feet of the following described tract; the North 284.67 feet of the South 660.0 feet of the West 330.0 feet of the Southwest 1/4 of Section 20, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as exhibit "C" to the declaration of condominium recorded as document number 0633115064 and amendment recorded December 8, 2006 as document no. 0634239039; together with its undivided percentage interest in the common elements in Cook County Illinois.

Cook County Clerk's Office

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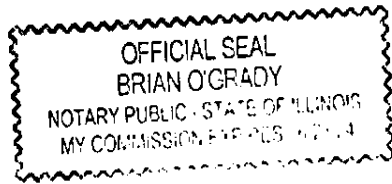
STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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: 6-17, 2021

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 17 day of 6, 2021.



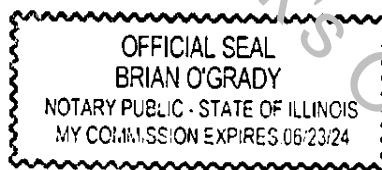
[Handwritten Signature]
Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

Dated: 6-17, 2021

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 17 day of 6, 2021.



[Handwritten Signature]
Notary Public

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