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Doc#: 2120008244 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/19/2021 11:05 AM Pg: 1 of 3

Dec ID 20210601679529
ST/CO Stamp 1-388-958-992
City Stamp 0-741-616-912

QUIT CLAIM DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 21138266

THIS INDENTURE WITNESSETH, that the Grantor(s), Jack Russell Investments, LLC, a dissolved company, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and QUIT CLAIM(S) TO Terrier Investments LLC, a Colorado Limited Liability Company, of 246 South Rainbow Trail, Evergreen, CO 80439 Terrier Investments LLC, a Colorado Limited Liability Company, of 246 South Rainbow Trail, Evergreen, CO 80439, the following described real estate, to-wit:

UNIT 4661-3 IN THE SPAULDING STATION CONDOMINIUM DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING : DESCRIBED PARCEL OF REAL ESTATE:

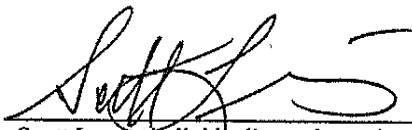
LOT 20 IN BLOCK 13 IN THE NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD' PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 665.6 FEET THEREOF AND EXCEPT THE NORTHWESTERN ELEVATED RAILROAD YARDS AND RIGHT OF WAY) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORD NOVEMBER 23, 2005, AS DOCUMENT NUMBER 0532727078, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 13-14-207-037-1011

Address of Real Estate: 4661 N Spaulding Ave Unit 3, Chicago, IL 60625

Subject to the following restrictions: a) all taxes and special assessments for the year and thereafter, b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 18 Day of June, 20 21



Scott Lewis, individually, and as sole member of
Jack Russell Investments LLC

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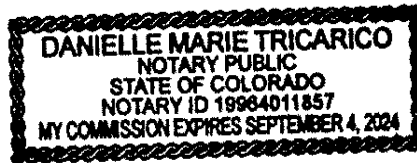
STATE OF Colorado

COUNTY OF Jefferson SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Scott Lewis, individually and as sole member of Jack Russell Investments, LLC, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) 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 Notarial Seal this 18th day of June, 2021.

Danielle Marie Tricarico
Notary Public



This Instrument was prepared by:
Investor's Title Services LLC
122 West Main Street, 2nd Floor
West Dundee IL 60118

Future Tax Bills to:
Terrier Investments LLC
246 South Rainbow Trail
Evergreen, CO 80439

After recording return document to:
Terrier Investments LLC
246 South Rainbow Trail
Evergreen, CO 80439

REAL ESTATE TRANSFER TAX		25-Jun-2021	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
13-14-207-037-1011		20210601679529	1-388-958-992

Exempt under provisions of Paragraph E
Section 91-45, of the Real Estate Transfer
Tax Law (15 ILCS 200/31-35).

[Signature]

REAL ESTATE TRANSFER TAX		25-Jun-2021	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
13-14-207-037-1011		20210601679529	0-741-616-912

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

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

PHONE:
FAX:

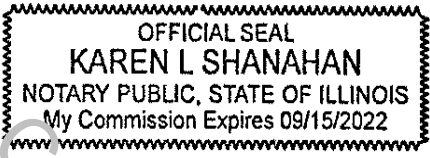
STATEMENT BY GRANTOR AND GRANTEE

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated June 21, 2021 Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the
said Mark Knulty
this 21 day of June
2021.

Notary Public

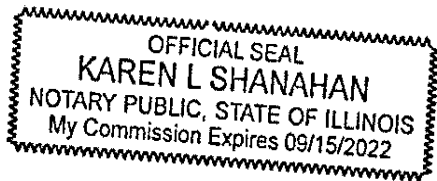


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated June 21, 2021 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the
said Mark Knulty
this 21 day of June
2021.

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