

# UNOFFICIAL COPY

Prepared by and after recording return to:  
Robert L. Kealy, Esq.  
Kealy Law LLC  
2516 Waukegan Rd #366  
Glenview, IL 60025

Doc#: 2125107401 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/08/2021 10:25 AM Pg: 1 of 3

Dec ID 20210901661786

City Stamp 1-357-803-280

## QUIT CLAIM DEED (Individual to LLC)

The above space for Recorder's use only

THIS INDENTURE WITNESSETH, that the **Grantor, Shawn Stilwell**, divorced and not since remarried, of the City of Chicago, County of Cook and State of Illinois, as an individual, for and in consideration of Ten and no/100 Dollars in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and QUIT CLAIM unto the **Grantee, Stilwell Family LLC**, whose business address is 3361 Howard St., Skokie, IL 60076, in the County of Cook, all interest in the following described Real Estate in the County of Cook and State of Illinois, to wit:

LOT 13 IN SUB BLOCK 4 IN THE SUBDIVISION OF THE EAST 1/2 OF BLOCK 11 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

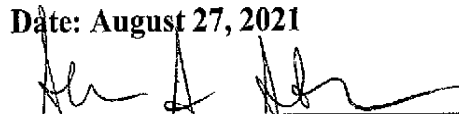
Subject to general real estate taxes accrued, but not yet due or payable; building lines and use or occupancy restrictions; covenants and conditions of record; zoning laws and ordinances; easements for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Property Index Number(s): 14-32-207-010-0000  
Commonly known as: 2243 N. Seminary Ave., Chicago, IL 60614

Cook County - Illinois Transfer Stamp  
or

Exempt under provisions of Paragraph (e)  
Section 31-45, Property Tax Code [35 ILCS 200]

Date: August 27, 2021

  
\_\_\_\_\_  
Attorney, Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX

03-Sep-2021



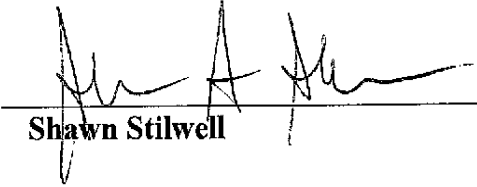
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-32-207-010-0000 | 20210901661786 | 1-357-803-280

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

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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal on the date given below.

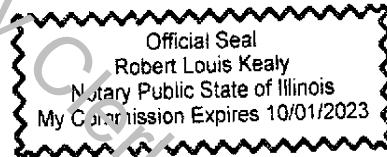
(SEAL)  Dated: August 27, 2021  
Shawn Stilwell

State of Illinois )  
                          ) S.S.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Shawn Stilwell**, personally known to me (or proved on the basis of satisfactory evidence) 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 said instrument as a free and voluntary act, for the uses and purposes therein set forth.

 Dated: August 27, 2021  
Notary Public

SEAL



Property Index Number(s): 14-32-207-010-0000  
Commonly known as: 2243 N. Seminary Ave., Chicago, IL 60614

MAIL SUBSEQUENT TAX BILLS TO:  
Stilwell Family LLC  
2243 N. Seminary Ave. Unit 2, Chicago, IL 60614

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Property Index Number(s): 14-32-207-010-0000  
Commonly known as: 2243 N. Seminary Ave., Chicago, IL 60614

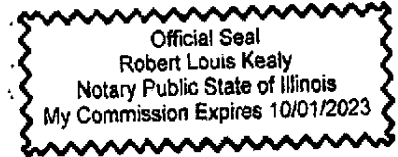
## STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR GRANTOR'S 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 title to real estate under the laws of the State of Illinois.

SIGNATURE: *Shawn Stilwell* Dated: August 27, 2021  
Shawn Stilwell, as Grantor

Subscribed and sworn to before me this date of August 27, 2021.

*Robert Louis Kealy* SEAL  
Notary Public



THE GRANTEE OR GRANTEE'S 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:

Stilwell Family LLC by:  
SIGNATURE: *Shawn Stilwell* Dated: August 27, 2021  
Shawn Stilwell, as Member and Manager

Subscribed and sworn to before me this date of August 27, 2021

*Robert Louis Kealy* SEAL  
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.)