

# UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY AND  
AFTER RECORDING MAIL TO:

Ruttenberg Gilmartin Reis LLC  
c/o Jeremy E. Reis, Esq.  
1101 W. Monroe Street, Suite 200  
Chicago, Illinois 60607



## QUIT CLAIM DEED

THIS INDENTURE made as of this 22 day of September 2021, between the **Matthew J. Wilbur Trust Declaration of Trust dated 24 March 1999**, having an address of 1221 W. Eddy Street, Chicago, Illinois 60657, as Grantor, and **2803 W Henderson LLC**, an Illinois limited liability company, having an address of 3401 N. California Avenue, Chicago, Illinois 60618, as Grantee.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does CONVEY and QUIT CLAIM unto the Grantee, and to its heirs and assigns, FOREVER, all of the following described real estate (the "Property"), situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

PINS: 13-24-316-016-0000; 13-24-316-016-0000; AND 13-24-316-018-0000

COMMON ADDRESS: 2803 W. Henderson Street, Chicago, Illinois 60618

[SIGNATURE PAGE FOLLOWS]

### REAL ESTATE TRANSFER TAX

06-Oct-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-24-316-016-0000 | 20211001698059 | 0-817-623-184

### REAL ESTATE TRANSFER TAX

06-Oct-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-24-316-016-0000 | 20211001698059 | 0-171-903-120  
\* Total does not include any applicable penalty or interest due.



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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 17, 18 AND 19 IN WALTER'S RESUBDIVISION OF LOTS 1 TO 9, BOTH INCLUSIVE, LOTS 84 TO 91, BOTH INCLUSIVE, AND LOT 93 IN BLOCK 3 AND LOTS 1 TO 16, BOTH INCLUSIVE, IN BLOCK 5 IN ELECTRIC PARK SUBDIVISION IN THE SOUTH ½ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2803 W. HENDERSON STREET, CHICAGO, ILLINOIS 60618

TAX PARCEL IDENTIFICATION NUMBERS:

13-24-316-016-0000; 13-24-316-016-0000; AND 13-24-316-017-0000

Property of Cook County Clerk's Office


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## STATEMENT BY GRANTOR AND GRANTEE

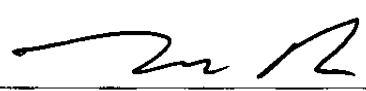
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: September   , 2021

**Grantor:**

  
\_\_\_\_\_  
Matthew J. Wilbur, Trustee of the  
Matthew J. Wilbur Declaration of Trust dated 24 March 1999

Subscribed and sworn to before this   22   day of September 2021

  
\_\_\_\_\_  
Notary Public

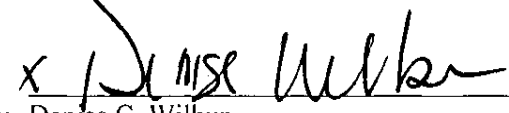


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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: September   22  , 2021

**Grantee:**

2803 W Henderson LLC, an Illinois limited liability company

By:    
Name: Denise C. Wilbur  
Title: Manager

Subscribed and sworn to before me by the said Manager this   22   day of September 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.