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2128815008

Doc# 2128815008 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/15/2021 11:33 AM PG: 1 OF 4

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 **2806 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

PIN: 13-24-314-062-0000

COMMON ADDRESS: 2806 W. Henderson Street, Chicago, Illinois 60618

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX

15-Oct-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-24-314-062-0000 | 20211001605632 | 1-558-370-448

REAL ESTATE TRANSFER TAX

15-Oct-2021



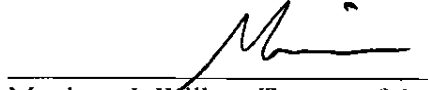
CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

13-24-314-062-0000 | 20211001605632 | 0-910-612-624

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

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IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.



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

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Mark Ruwe, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Matthew J. Wilbur, personally known 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 and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22 day of September 2021.



Notary Public



This transfer is exempt from taxation under the provisions of Paragraph e of Section 4 of the State of Illinois Real Estate Transfer Tax Law; and under the provisions of Paragraph e of Subsection 7(c) of the Cook County Real Property Tax Ordinance; and under the provisions of Paragraph e of Section 3 of the City of Chicago Real Property Transfer Tax Declaration Form.



Signature of Buyer, Seller or Representative

SEND SUBSEQUENT TAX BILLS TO:

2806 W Henderson LLC
3401 N. California Avenue.
Chicago, Illinois 60618

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EXHIBIT A

LEGAL DESCRIPTION

LOT 16 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: 2806 W. HENDERSON STREET, CHICAGO, ILLINOIS 60618

TAX PARCEL IDENTIFICATION NUMBER:

13-24-314-062-0000

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 22 2021

Grantor:

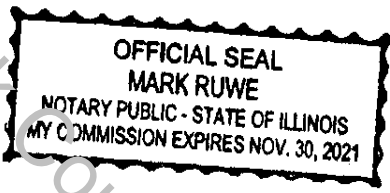


Matthew J. Wilbur, Trustee of the
Matthew J. Wilbur Declaration of Trust dated 24 March 1999

Subscribed and sworn to before this 22 day of September 2021



Notary Public

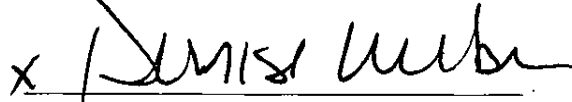


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 21 2021

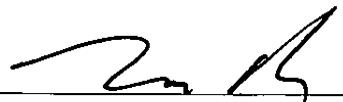
Grantee:

2806 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 21 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.