

# UNOFFICIAL COPY

**QUIT CLAIM DEED  
Statutory (ILLINOIS)  
(Individual to LLC)**

Doc#: 2133720108 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/03/2021 01:07 PM Pg: 1 of 3

Dec ID 20211101654000  
ST/CO Stamp 2-098-991-760  
City Stamp 1-562-120-848

(Above Space for Recorder's Use Only)

THE GRANTOR, **JAMES CHASE, married man**, of the City of Chicago, County of Cook and State of Illinois for the consideration of (\$10.00) TEN DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS and QUIT CLAIMS** to **7811 CHAMPLAIN, LLC**, a limited liability company, created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at the following address, 5934 N. Odell, Chicago, IL 60631, all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as and legally described as:

**THE EAST HALF OF LOT 37 IN BLOCK 1 IN HORTON'S SUBDIVISION OF THE NORTH HALF OF LOT 58 AND ALL OF LOT 55 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Index No.:** 25-16-420-034-0000  
**Property Address:** 226 W. 110<sup>th</sup> St.  
Chicago, IL 60628

The aforementioned property is not Homestead Property under and by virtue of the Homestead Exemption Laws of the State of Illinois.

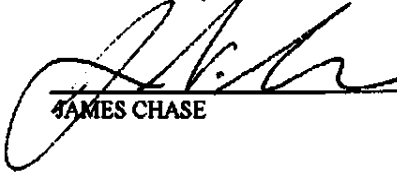
**THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.**

Exempt under Real Estate Transfer Tax Act  
Sec. 4, Par. E & Cook County Ord 95104 Par. E

Date 11/29/21 Signature Carly Plexer

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Dated this 29 day of NOVEMBER 2021

  
\_\_\_\_\_  
JAMES CHASE (SEAL)

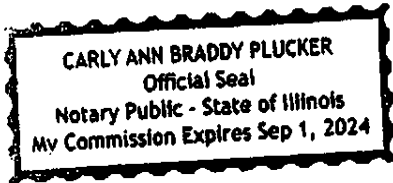
State of Illinois)

SS)

County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES CHASE, is 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 he signed, sealed and delivered the said instrument as his 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 official seal, this 29 day of November, 2021.



Commission expires 9/1/24, \_\_\_\_\_ Carly Plucker  
NOTARY PUBLIC

This instrument was prepared by: The Law Office of John M. Duggan, P.C.  
782 Busse Highway, Park Ridge, IL 60068

**MAIL TO:**

**SEND SUBSEQUENT TAX BILLS TO:**

The Law Office of John M. Duggan  
782 Busse Highway  
Park Ridge, IL 60068

7811 Champlain, LLC  
5934 N. Odell Ave.  
Chicago, IL 60631

**OR**

Recorder's Office Box No. \_\_\_\_\_

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

Date: 11/29/21  
Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 29 day of November, 2021.

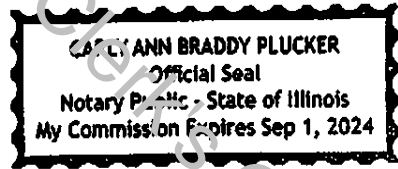


Notary Public Carly Plucker

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

Date: 11/29/21  
Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 29 day of November, 2021.



Notary Public Carly Plucker

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.

(Attached 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.)