

# UNOFFICIAL COPY

Doc#: 2134128123 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/07/2021 04:20 PM Pg: 1 of 6

Dec ID 20211101629987

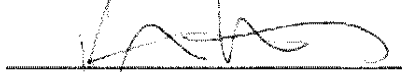
City Stamp 0-554-635-920

QUIT CLAIM  
DEED  
Statutory (Illinois)  
765 ILCS 5/10

THE GRANTOR(S) VICTOR HERNANDEZ, a married person(s) 3421 W. Armitage Ave. of the City of Chicago of Cook County of the State of Illinois, and LAVENCE JOHNSON, a married person (s) 3421 W. Armitage Ave. of the City of Chicago for the consideration of \$1.00 DOLLARS, convey(s) and quit claim(s) to THE GRANTEE, BLL DEVELOPMENT, INC., an Illinois corporation, 2435 N. Laramie Ave., Chicago, IL 60639, of Cook County of the State of Illinois all interest in the following described real estate situated in Cook County, State of Illinois, commonly known as 2820 West Harrison, Unit G, Chicago, IL 60612 and legally described as:

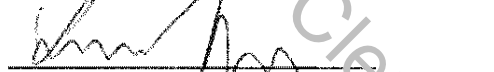
The GRANTOR (S), LAVENCE JOHNSON & VICTOR HERNANDEZ, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois of real estate commonly known as 2820 West Harrison, Unit G, Chicago, IL 60612. Permanent Real Estate Index Number(s): 16-13-132-048-1001.

DATED this 28 day of October 20 21



VICTOR HERNANDEZ

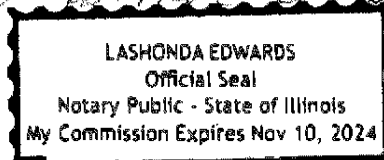
DATED this 21 day of October 20 21



LAVENCE JOHNSON

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Lavence Johnson personally known to me to be the same person \_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Victor Hernandez personally known to me to be the same person \_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



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Exempt under Real Estate Transfer  
Law Tax 35 ILCS 200/31-45 sub. par. E  
And cook county ord. 95-0-27

Signature

Date

11/23/21

REAL ESTATE TRANSFER TAX 06-Dec-2021



|          |        |
|----------|--------|
| CHICAGO: | 0.00   |
| CTA:     | 0.00   |
| TOTAL:   | 0.00 * |

16-13-132-048-1001 | 20211101629987 | 0-554-635-920

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

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

UNIT NUMBER G IN THE 2820 WEST HARRISON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 23 IN JAMES U. BORDEN'S RESUBDIVISION OF BLOCK 6 AND LOTS 1 TO 24, BOTH INCLUSIVE, IN BLOCK 1 OF REED'S SUBDIVISION OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0706715055.

PARCEL ID NO.: 16-13-132-048-1001

PROPERTY COMMONLY KNOWN AS: 2820 WEST HARRISON, UNIT G, CHICAGO, IL 60612

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 10 | 28 | 2021

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

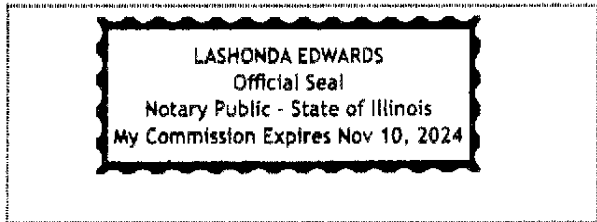
Lashonda Edwards

By the said (Name of Grantor): [Signature]

On this date of: 10 | 28 | 2021

NOTARY SIGNATURE: [Signature]

#### AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 10 | 28 | 2021

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

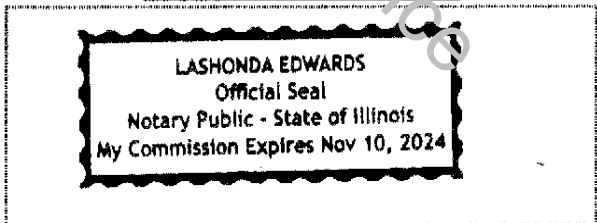
Lashonda Edwards

By the said (Name of Grantee): Betty Johnson

On this date of: 10 | 28 | 2021

NOTARY SIGNATURE: [Signature]

#### AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 10 | 28 | 20 21

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

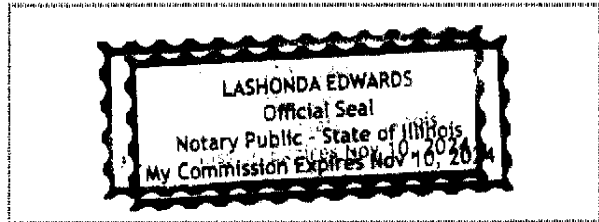
Lashonda Edwards

By the said (Name of Grantor): Lawrence Johnson

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 28 | 20 21

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 10 | 28 | 20 21

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

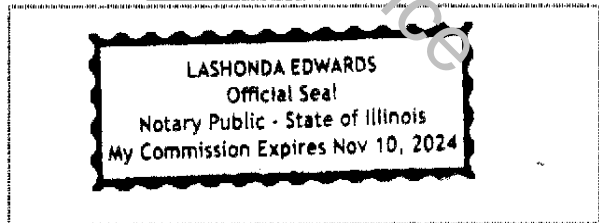
Lashonda Edwards

By the said (Name of Grantee): Betty Johnson

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 28 | 20 21

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

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(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

FULL PAYMENT CERTIFICATE

City of Chicago Department of Finance  
333 South State Street - Suite 330  
Monday-Friday 8:30 AM - 4:30 PM  
fpcc@cityofchicago.org

CERTIFICATE #: 1499189 | DATE: 11/04/2021 | A.K.A.  
BOOK | Page | MC#(s)

APPLICATIONS ARE REQUIRED FOR ALL TRANSFERS OF PROPERTY. SEPARATE APPLICATIONS ARE REQUIRED FOR EACH PROPERTY TO BE TRANSFERRED.  
FPC Fee is \$50 per application. The FPC fee is waived if the subject property is exempt from the City of Chicago Real Property Transfer Tax. Application # 1 OF 1 (QTY)

1. PREMISES INFORMATION

PREMISES ADDRESS(ES): 2820 W HARRISON ST UNIT G

PROPERTY INDEX # (S):

ADDITIONAL INFORMATION:

Association Billed Condo/Townhouse/Coop, Tax Exempt: null

2. BUYER/GRANTEE INFORMATION

NAME: BILL Development Inc

EMAIL: bildevelopment@yahoo.com

PHONE: 773-416-6488

BUYER REQUESTS FUTURE BILL BE MAILED TO:

NAME: BILL Development Inc

ADDRESS: 6430 N LAHAM AVE Chicago IL 60639

3. SELLER/GRANTOR INFORMATION

NAME: Lavence Johnson & Victor Hernandez

EMAIL: johnsonlavence@yahoo.com

PHONE: 773-842-1324

4. APPLICANT INFORMATION

COMPANY NAME:

NAME:

EMAIL:

PHONE:

ACKNOWLEDGMENT - Applicant, as named above, requests that the City of Chicago update its billing records to reflect the transfer or pending transfer of the above premises that is the subject of this application. If new service charges accrue to the account prior to transfer of ownership of the subject property, the Department of Finance reserves the right to recalculate the balance owed. Under penalties provided by law pursuant to Section 1-109 of the Code of Civil Procedure, Applicant certifies that the statements set forth in this document are true and correct. Applicant acknowledges that persons who make material false statements may be fined not less than \$500, nor more than \$1,000, plus three times the City's damages, litigation costs, collection costs, and attorney's fees pursuant to Section 1-21-010 of the Municipal Code of Chicago.

Applicant acknowledges that if he, she or it acquired the above listed premises pursuant to a judicial foreclosure, any full payment certificate issued pursuant to this application will reflect a zero balance as of the execution date shown on the judicial deed, not as of the date of this application.

Initial here if property acquired pursuant to judicial deed.

Acct# 859576-623643

Utility Charge \$ 0

FPC CHARGE \$ 0

Acct#

Utility Charge \$

FPC CHARGE \$

Acct#

Utility Charge \$

FPC CHARGE \$

Based Upon

FINAL METER READING TAKEN

NON-METERED

1. CLOSING BASED UPON A FINAL METER READING MUST OCCUR WITHIN 60 DAYS OF EITHER: (A) THE FINAL READING DATE, OR (B) THE AUTHORIZATION DATE, WHICHEVER IS EARLIER

2. CLOSING BASED UPON A NON-METERED TERM MUST OCCUR WITHIN 60 DAYS OF THE AUTHORIZATION DATE

3. ATTORNEYS ARE RESPONSIBLE FOR PRORATING FROM THE DATE ABOVE TO THE DATE OF CLOSING. CHARGES THAT ACCRUE AFTER THIS DATE WILL BE TRANSFERRED TO THE BUYER.

CERTIFICATION AUTHORIZED BY: B. Jones

AUTHORIZATION DATE: 11 / 08 / 2021 FPC COMPLETION DATE DATE: 11 / 08 / 2021

OFFICE USE ONLY

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Property Clerk's Office