

UNOFFICIAL COPY

Doc#: 2202513086 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2022 10:21 AM Pg: 1 of 4

After Recording, Mail to:
& Send Subsequent Tax Bills to:
Brian Taylor, Manager
Timber Trails Development Co. LLC
6114 Burr Oak Drive
Western Springs, IL 60558

Dec ID 20220101693951
ST/CO Stamp 1-601-019-536

QUIT-CLAIM DEED
LLC to LLC

FIRST AMERICAN TITLE

FILE # 2024173 Accom QUIT-CLAIM DEED

The Grantor, 1625 North Burling LLC, an Illinois limited liability company, of 1625 N. Burling St., Unit 304, Chicago, IL 60614, chartered and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, by and under power and authority of Brian Taylor, its Sole Manager, and for the following described Real Estate situated in Cook County, Illinois, and for and in consideration of the sum of Ten & no/100 (\$10.00) Dollars and other good and valuable consideration receipt of which is hereby acknowledged in hand paid, does herein and hereby CONVEY and QUIT-CLAIM any and all rights, title and interests in and to the Real Estate hereinafter identified, as may be vested in, held by or belong or inure to the Grantor, without warranty or promise to defend, said Real Estate being referred to as the Property ("Property"), being conveyed to the herein after identified Grantee, to wit:

Grantee: TIMBER TRAILS DEVELOPMENT COMPANY, LLC., an Illinois limited liability company, of 6114 Burr Oak Drive, Western Springs, IL 60558, chartered and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, by and under power and authority of sole member entity WESTERN SPRINGS DEVELOPMENT LP, an Illinois limited partnership, by its General Partner, Brian Taylor, as its General Partner, and including all of the Property improvements and appurtenances thereof, and rights, title and interest therein held or belonging to the Grantor, for transfer and conveyance to the Grantee, and/or to its successors and assigns in interest, to hold the Property herein described solely in fee simple forever, all in respect to the following described Real Estate situated in the County of Cook, in State of Illinois, to wit:

LEGAL DESCRIPTION: See Legal Description Attached as Exhibit A hereto.
Permanent Tax Index Number: 18-18-416-014-0000
Address of Real Estate: 6105 Burr Oak Drive, Western Springs, IL 60658

SUBJECT TO: Existing Mortgages, Liens and Encumbrances, if any, and Covenants, Conditions and Restrictions of Record, recorded easements, building lines, applicable zoning, ordinances of record affecting the Property provided by the municipality, and to General Taxes for 2021 first and second installment and subsequent years; special municipal taxes or assessments for improvements not completed and unconfirmed municipal taxes or assessments, and acts done or suffered by Grantee, and intending to waive any rights of Homestead as may be vested in the Grantor, if any, by applicable homestead laws of the State of Illinois.

Accommodation recording only;
document not reviewed and
no insurance provided

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IN WITNESS, WHEREOF, said Grantor has caused this Quit-Claim Deed to be signed by its signatory party that is General Partner of the Sole Member thereof, on this 10 day of January 2022.

GRANTOR:
1625 NORTH BURLING LLC.
An Illinois limited Liability Company

By: Brian Taylor
Brian Taylor, Sole Manager

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Brian Taylor, is personally known to me to be the sole manager of 1625 North Burling LLC, an Illinois limited liability company, the Grantor herein, and Brian Taylor is 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 as such Authorized Signatory, he signed and delivered the said instrument as his free and voluntary act, and in the capacity stated by this instrument, and 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 10th day of January 2022

By: Michele B Fish
Notary Public

Commission Expires: See Stamp:

(SEAL)



This Instrument was prepared by: Lester N. Arnold, Attorney at Law,
493 Mission Street, Carol Stream, IL 60188.

EXEMPT TRANSFER under provisions of Paragraph e, Section 31-45,
Real Estate Transfer Tax Act.
Date: Jan 10th, 2020.

ATTACH COOK COUNTY GRANTOR-GRANTEE AFFIDAVIT STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3-5020)

X Brian Taylor
Grantor, Grantee or Representative

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EXHIBIT "A"
LEGAL DESCRIPTION

LOT 216, BOTH INCLUSIVE, IN TIMBER TRAILS SUBDIVISION UNIT 2, BEING A RESUBDIVISION OF OUTLOT N, IN TIMBER TRAILS SUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 2007 AS DOCUMENT NO. 0705315075, IN COOK COUNTY, ILLINOIS.

ADDRESS: 6105 Burr Oak Drive, Western Springs, IL. 60558

PIN # 18-18-416-014-0000

Property of Cook County Clerk's Office

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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: 01 | 10 | 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:

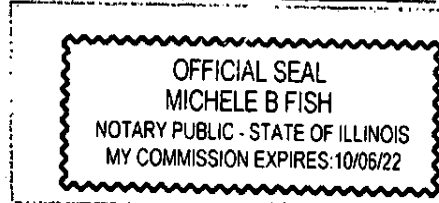
Michele B. Fish

By the said (Name of Grantor): Brian P. Taylor

On this date of: 01 | 10 | 2021

NOTARY SIGNATURE: Michele B. Fish

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: 01 | 10 | 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:

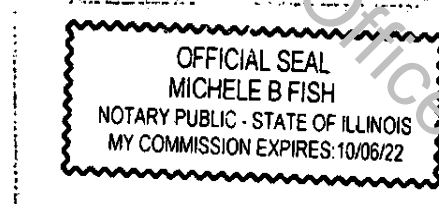
Michele B. Fish

By the said (Name of Grantee): Brian P. Taylor

On this date of: 01 | 10 | 2021

NOTARY SIGNATURE: Michele B. Fish

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)**