

# UNOFFICIAL COPY

Doc#: 2206106004 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/02/2022 08:11 AM Pg: 1 of 4

**This document was prepared by  
and after recording, mail to:**  
James R. Pittacora  
Nisen & Elliott, LLC  
200 West Adams Street, Suite 2500  
Chicago, Illinois 60606  
(312) 346-7800

Dec ID 20220201630547  
ST/CO Stamp 1-105-233-296  
City Stamp 0-165-414-288

**Send Subsequent Tax Bills to:**  
Jack Properties LLC  
10441 S. Artesian  
Chicago, Illinois 60655  
(

## QUIT CLAIM DEED

THE GRANTOR, EMERALD MANAGEMENT, INC, an Illinois corporation, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to JACK PROPERTIES LLC, an Illinois limited liability company, with offices at 10441 S. Artesian, Chicago, Illinois 60655, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Index Number(s): 20-23-105-065-0000  
Address of Real Estate: 6456 S. Ellis Avenue, Chicago, Illinois 60637

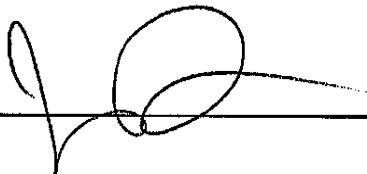
Dated this 11 day of January, 2022.

EMERALD MANAGEMENT, INC, an Illinois corporation

41068653 1/3

By:   
James Clarke, its President

**This transfer is exempt pursuant to 35 ILCS 200\31-45(e)**



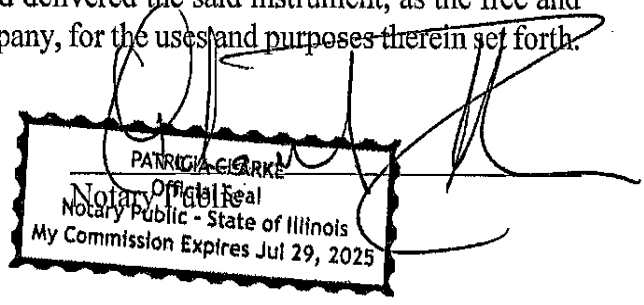
1-11-22  
Date


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STATE OF ILLINOIS )  
 )  
COUNTY OF \_\_\_\_\_ )



I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that James Clarke personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, produced JAMES CLARKE, as identification, and acknowledged that as such President of EMERALD MANAGEMENT INC., he signed and delivered the said instrument, as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of January, 2022.



REAL ESTATE TRANSFER TAX		01-Mar-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-23-105-065-0000 | 20220201630547 | 0-165-414-288  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		01-Mar-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-23-105-065-0000 | 20220201630547 | 1-105-233-296

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## EXHIBIT A TO QUIT CLAIM DEED

### LEGAL DESCRIPTION

THE SOUTH HALF OF LOT 27 IN KING AND RAMSEY'S ADDITION TO WOODLAWN RIDGE IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-23-105-065-0000

Address of Real Estate: 6456 S. Ellis Avenue, Chicago, Illinois 60637

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: 11 10 22, 20 22

SIGNATURE: [Signature]  
GRANTOR or AGENT

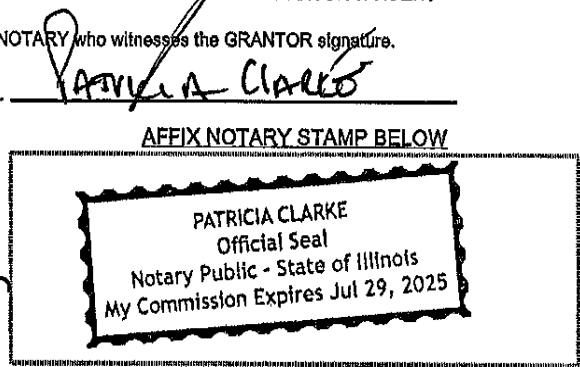
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): JAMES CLARKE

On this date of: 11 10 22, 20 22

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: 11 1 22, 20 22

SIGNATURE: [Signature]  
GRANTEE or AGENT

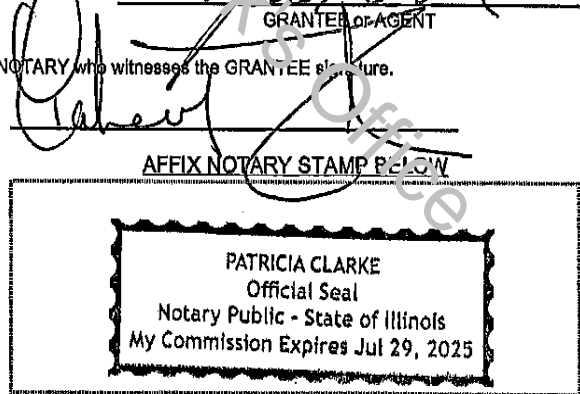
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): James Clarke

On this date of: 11 01 22, 20 22

NOTARY SIGNATURE: \_\_\_\_\_



**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)**)