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Doc#: 2206107531 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/02/2022 01:29 PM Pg: 1 of 4

State of Illinois

Dec ID 20220101694188

This instrument was prepared by:

Name: Joseph F. Morrissey

Address: 211 E. 4th Street; Hinsdale, IL 60521

City Stamp 0-394-331-536

After recording, mail document
and tax statements to:

Name: Joseph F. Morrissey

Address: 211 E. 4th Street; Hinsdale, IL 60521

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this November 18, 2021 (the "Effective Date") between the following Grantor(s) (the "Grantor"): Joseph F. Morrissey

(Check one) an individual a married individual a married couple a corporation a limited liability company a partnership a trust individuals whose mailing address(es) is/are:

211 E. 4th Street; Hinsdale, IL 60521

And the following Grantee(s) (the "Grantee"): 707 Melrose LLC

(Check one) an individual a married individual a married couple a corporation a limited liability company a partnership a trust individuals whose mailing address(es) is/are:

211 E. 4th Street, Hinsdale, IL 60521

WITNESSETH, that the Grantor, for and in consideration of the sum of \$1.00 (United States Dollar) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in (an unincorporated area in) Cook County, Illinois, and more particularly described as follows:

Lot 48 and the East ½ of Lot 49, in Elisha E. Hundleys Resubdivision of Lot 40 in Pine Grove a Subdivision of Fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, In Cook County, Illinois.

PIN: 14-21-313-018-0000

Commonly known as: 707 W. Melrose St., Chicago, IL 60657



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The Property will be held as: (Check one)

- Sole ownership
- Joint tenancy
- Tenancy in common
- Tenancy by the entirety

SUBJECT to the following: _____ [Exceptions].

Homestead (Check one)

- The Property is the homestead of the Grantor.
- The Property is NOT the homestead of the Grantor.
- Not applicable

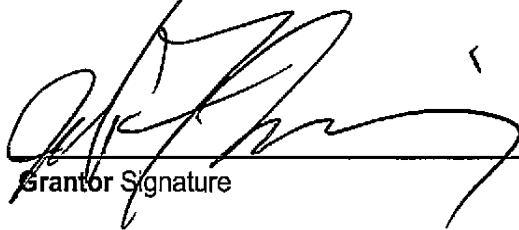
TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Transfer Tax (Check one)

- Grantor declares that the documentary transfer tax is \$ _____, computed on the full consideration or value of property conveyed.
- Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.

EXEMPT UNDER PROVISION OF PARAGRAPH E, SECTION 31-45, PROPERTY TAX CODE

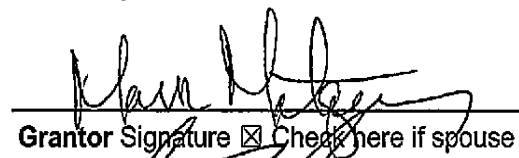
EXECUTED this 7th day of January, 2022



 Grantor Signature

Joseph F. Morrissey


 Grantor Name



 Grantor Signature Check here if spouse

Mark D Montgomery

 Grantor Name Check here if spouse




 Grantee Signature

707 Melrose LLC

 Grantee Name

Grantee Signature Check here if spouse

Grantee Name Check here if spouse

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



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[Signature]
Witness 1 Signature

Jaemin Lopez
Witness 1 Name (Print)

Mary Van Allen
Witness 2 Signature

Mary Van Allen
Witness 2 Name (Print)

RELEASE OF DOWER

(If spouse is not a Grantor)

In consideration of the sum paid above and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, I, Mark D. Montgomery of 211 E. 4th Street, Hinsdale, Illinois 60521, spouse of Joseph F. Morrissey do hereby waive and release all homestead, dower, curtesy, community property and any other rights, title or interest in the above Property.

Mark Montgomery
Spouse's Signature

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Illinois

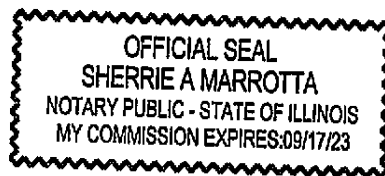
COUNTY OF Cook

On this day, personally appeared before me, Mark Montgomery, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 7 day of September, 20 22.

[Signature]
Notary's Public Signature

(Date) 9-17-2023
My Commission Expires



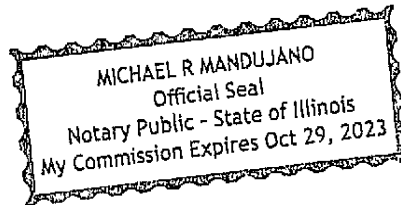
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STATEMENT OF GRANTOR/GRANTEE

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

Dated 1/10, 22 Signature: S. Dal
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 10 day of JAN, 2022
Notary Public [Signature]



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

Dated 1/10, 22 Signature: S. Dal
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 10 day of JAN, 2022
Notary Public [Signature]



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.

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.