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Doc# 2206115018 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/02/2022 02:23 PM PG: 1 OF 6

After Recording, Return to:
mail fax till to:
Urban Prospect Homes, LLC
1855 Willow Rd.
Northfield, IL 60093

21-78443
20F6

Property of Cook County Clerk's Office

QUIT CLAIM DEED

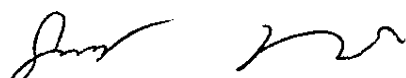
THE GRANTOR, UPH 2019 10 LLC, an Illinois limited liability company, with its principal place of business located at 1855 Willow Rd., Northfield, IL 60093, for the consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, CONVEYS, and QUIT CLAIMS, Urban Prospect Homes, LLC, an Illinois limited liability company, with its principal place of business located at 1855 Willow Rd., Northfield, IL 60093, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

THIS IS NOT HOMESTEAD PROPERTY

Date: January 14, 2022

UPH 2019 10, LLC,
an Illinois limited liability company,

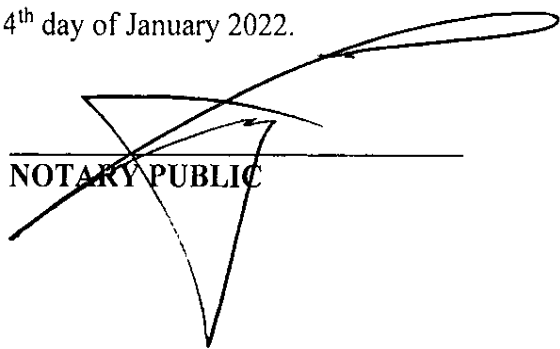
By: 
Joseph Rosenthal, as Manager of UPH 2019 10, LLC

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Joseph Rosenthal, as the manager of UPH 2019 10, LLC, personally known to me to be the same persons whose names are 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 own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of January 2022.



 NOTARY PUBLIC

PREPARED BY:
 Thomas Emalfarb
 Emalfarb, Swan & Bain
 440 Central Ave.
 Highland Park, IL 60035

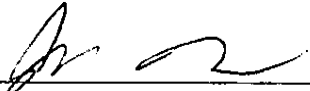


SEND TAX BILLS TO:
 Joseph Rosenthal
 1855 Willow Rd.
 Northfield, IL 60093

STATE OF ILLINOIS, DEPARTMENT OF REVENUE
 STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 4, of the Real Estate Transfer Act.

UPH 2019 10, LLC,
 an Illinois limited liability company,

By: 
 Joseph Rosenthal, as Manager of UPH 2019 10, LLC

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

LOT 40 IN BLOCK 37 IN HILL'S ADDITION TO SOUTH CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 8321 S. Kingston Avenue, Chicago, IL 60617
PIN: 21-31-303-009-0000

PARCEL 2:

LOT 107 IN BLOCK 1 IN YOUNG AND CLARKSON'S SECOND ADDITION TO KENSINGTON BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE EAST 13.565 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address: 11918 S. State Street, Chicago, IL 60628
PIN: 25-28-207-059-0000

PARCEL 6:

LOT 11 AND THE NORTH 1/2 OF LOT 12 IN BLOCK 15 IN SHELDON HEIGHTS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 11228 S. Eggleston Avenue, Chicago, IL 60628
PIN: 25-21-114-021-0000

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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 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 1-14, 2022

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 14 day of January, 2022
Notary Public [Signature]

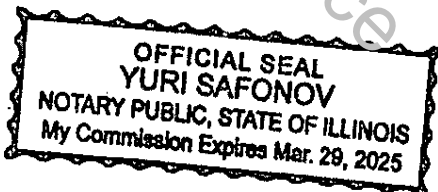


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 1-14, 2022

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 14 day of January, 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 **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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REAL ESTATE TRANSFER TAX		20-Jan-2022
CHICAGO		0.00
CTA:		0.00
TOTAL:		0.00 *



21-31-303-009-0000 | 20220101603704 | 1-252-875-920

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

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REAL ESTATE TRANSFER TAX

20-Jan-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

21-31-303-009-0000

20220101603704 | 1-320-066-704