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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

Doc# 2206215042 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/03/2022 03:10 PM PG: 1 OF 4

Send Subsequent Tax Bills to:
McMahon Builders, Inc.
9616 S. Lawndale Avenue
Evergreen Park, Illinois 60805

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 MCMAHON BUILDERS, INC., an Illinois corporation, of 9616 S. Lawndale Avenue, Evergreen Park, Illinois 60805, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

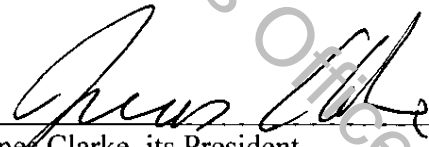
SEE ATTACHED EXHIBIT A.

THIS IS NOT HOMESTEAD PROPERTY.

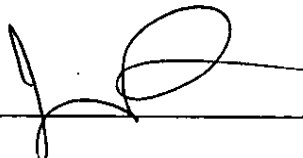
Permanent Index Number(s): 20-23-105-065-0000
Address of Real Estate: 6454 S. Ellis Avenue, Chicago, Illinois 60637

Dated this 11 day of January, 2022.


EMERALD MANAGEMENT, INC, an Illinois corporation



By: 
James Clarke, its President

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



1-11-22
Date

| REAL ESTATE TRANSFER TAX | 03-MAR-2022 |
|----------------------------------------------------------------------------------------------|-------------|
|  CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 * |

| REAL ESTATE TRANSFER TAX | 03-Mar-2022 |
|------------------------------------------------------------------------------------------------|-------------|
|  COUNTY: | 0.00 |
|  ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

20-23-105-065-0000 | 20220301640100 | 2-052-769-168

20-23-105-065-0000 | 20220301640100 | 1-818-707-344

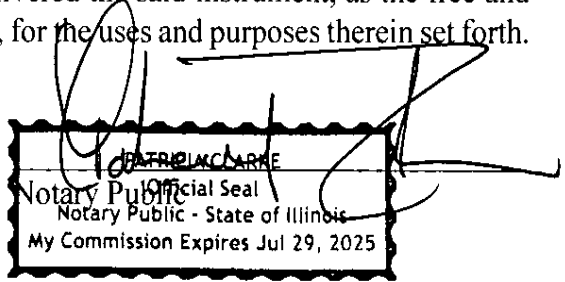
* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS)
)
COUNTY OF Cook)

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.



Property of Cook County Clerk's Office

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EXHIBIT A TO QUIT CLAIM DEED

LEGAL DESCRIPTION

THE NORTH 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: 6454 S. Ellis Avenue, Chicago, Illinois 60637

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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 | 01 | 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.

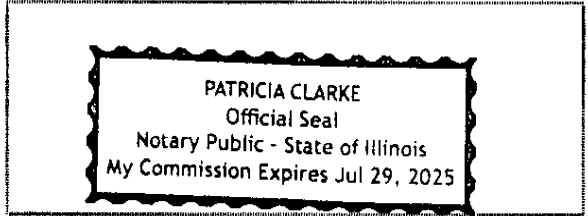
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): JAMES CLARKE

On this date of: 11 | 01 | 20 22

NOTARY SIGNATURE: [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: 11 | 01 | 20 22

SIGNATURE: PATRICK MC MAHON
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

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

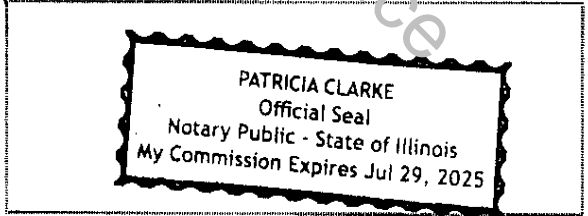
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): PATRICK MC MAHON

On this date of: 11 | 01 | 20 22

NOTARY SIGNATURE: [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)**)