

# UNOFFICIAL COPY

Doc#: 2206339343 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/04/2022 11:38 AM Pg: 1 of 4

## QUIT CLAIM DEED

ILLINOIS

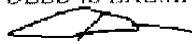
Dec ID 20220201633411

City Stamp 1-120-257-424

*Above Space for Recorder's Use Only*

THE GRANTOR(S) Remus Partners LLC of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to *(Name and Address of Grantee-s)* Herbert Nolton, as a single man of 1228 S. Karlov, Chicago, Illinois, the following described Real Estate, situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for past, current and subsequent years; Covenants, conditions and restrictions of record, if any; and all acts done or suffered by or through Grantee.

THIS DEED IS EXEMPT PURSUANT TO PARAGRAPH E SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.  2/24/22

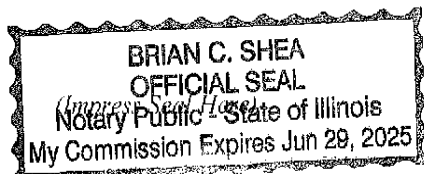
Permanent Real Estate Index Number(s): 16-15-423-001-0000

Address(es) of Real Estate:  
4155 West Fillmore, Chicago, Illinois 60624

The date of this deed of conveyance is February 23, 2022.

  
(SEAL)

State of Illinois, County of Cook I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Wilson personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



*(My Commission Expires )*

Given under my hand and official seal



Notary Public

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## LEGAL DESCRIPTION

For the premises commonly known as: 4155 West Fillmore, Chicago,  
Illinois 60624

**Legal Description:**

LOTS 9 AND 10 IN  
RESUBDIVISION OF WEST 42<sup>ND</sup> ST  
ADDITION BEING A SUBDIVISION  
OF PART OF BUTLER LOWRY'S  
CRAWFORD AVENUE ADDITION  
TO CHICAGO IN THE EAST 1/2 OF  
THE SOUTHEAST 1/4 OF SECTION  
15, TOWNSHIP 39 NORTH RANGE  
13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

This instrument was prepared by  
REMUS PARTNERS LLC  
4115 W. OGDEN AVE.  
CHICAGO, IL 60623

Send subsequent tax bills to:  
HERBERT NOLTON  
1228 S. KARLOV  
CHICAGO, IL 60623

Recorder-mail recorded document to:  
HERBERT NOLTON  
1228 S. KARLOV  
CHICAGO, IL 60623

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EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 3/3/22



Buyer, Seller or Representative

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



16-15-423-001-0000 | 20220201633411 | 1-120-257-424

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

Property of Cook County Clerk's Office

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

PHONE:  
FAX:

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

Dated February 23, 2022 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Jaha Wilson  
this 23<sup>rd</sup> day of February  
2022.

[Signature]  
Notary Public

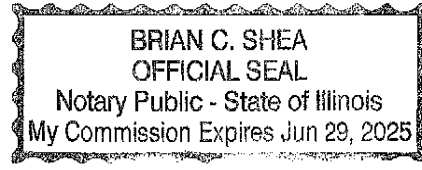


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated February 23, 2022 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Jaha Wilson  
this 23<sup>rd</sup> day of February  
2022.

[Signature]  
Notary Public



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.]