

UNOFFICIAL COPY

QUIT CLAIM DEED
ILLINOIS STATUTORY



Doc# 2208219010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/23/2022 09:52 AM PG: 1 OF 4

MAIL TO:

SHOENPROP LLC, Series 1
1029 S. SCOVILLE AVE
OAK PARK, IL 60304

NAME & ADDRESS OF TAXPAYER:

SHOENPROP LLC, Series 1
1029 S. SCOVILLE AVE
OAK PARK, IL 60304

THE GRANTORS, DANIEL SHOENER and KAREN SHOENER, not as tenants in common but as joint tenants, (905 S. Aberdeen St., Chicago, IL 60607, Cook County, IL), for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration, does hereby CONVEY AND QUIT CLAIM to SHOENPROP LLC, SERIES 1, an Illinois Limited Liability company, (1029 S. Scoville Ave., Oak Park, IL 60304, Cook County, IL), existing under and by virtue of the laws of the State of Illinois, all interest in the following described real estate, together with all improvements located thereon, in the County of Cook, in the State of Illinois to wit:

LEGAL DESCRIPTION: LOT 16 IN MACALESTER'S SUBDIVISION OF BLOCK 17 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: #17-17-419-002-0000

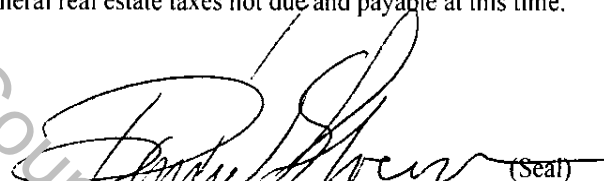
Property Address: 905 S. Aberdeen St., Chicago, IL 60607

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at this time.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Dated this 25th day of February, 2022


 (Seal)
KAREN SHOENER

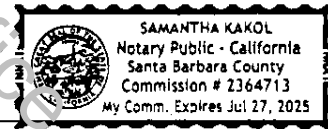
 (Seal)
DANIEL SHOENER

STATE OF California } ss.
COUNTY OF Santa Barbara }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. CERTIFY THAT DANIEL SHOENER & KAREN SHOENER, 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 they signed, sealed and delivered the instrument of their own free will and for the uses and purposes therein set forth, including the release and waiver of the right of homestead.*

Given under my hand and notarial seal, this 25 day of Feb., 2022

My commission expires on: 02/27/2025  Notary Public

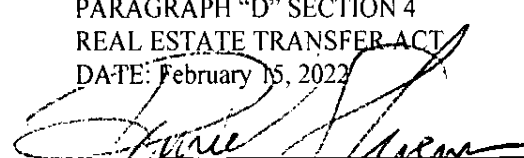


COUNTY ILLINOIS TRANSFER STAMP

NAME & ADDRESS OF PREPARER:

Vitello Law Firm
2328 E. Lincoln Highway #314
New Lenox, IL 60451

EXEMPT UNDER PROVISIONS OF
PARAGRAPH "D" SECTION 4
REAL ESTATE TRANSFER ACT
DATE: February 15, 2022


DANIEL SHOENER

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and the name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 23-Mar-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-17-419-002-0000 | 20220301657604 | 2-138-172-816

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

REAL ESTATE TRANSFER TAX 23-Mar-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-17-419-002-0000 | 20220301657604 | 1-244-065-168

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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: 3/11/2022

Signature: [Signature]

Dan Shoener

Dated: 3/11/2022

Signature: [Signature]

Karen Shoener

SUBSCRIBED AND SWORN
to before me on

NOTARY PUBLIC

**See Attached
Notarial Document**

The grantee or his agent affirms and verifies that the name of the grantors 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.

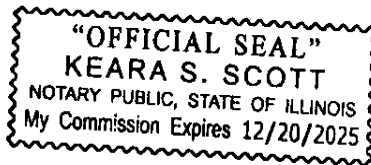
Dated: 3/15/2022

Signature: [Signature]

Matthew Shoener

SUBSCRIBED AND SWORN
to before me on

[Signature]
NOTARY PUBLIC Keara S Scott



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CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 _____
 2 _____
 3 _____
 4 _____

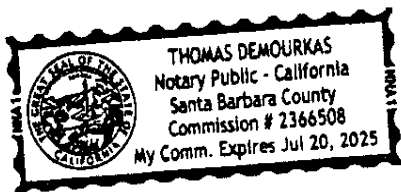
5 _____
 6 _____
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Santa Barbara

Subscribed and sworn to (or affirmed) before me
 on this 11 day of March, 2022,
 by _____ Date Month Year
 (1) Dan Shoener
 (and (2) Bruce Swenor),
 Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature _____
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: STATEMENT BY GRANTEE AND Document Date: 03/14/2022
 Number of Pages: 1 Signer(s) Other Than Named Above: _____