

UNOFFICIAL COPY



Chicago Title Insurance Company
QUIT CLAIM DEED
ILLINOIS STATUTORY

Doc#: 2210518305 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/15/2022 02:07 PM Pg: 1 of 5

Dec ID 20220301656031
ST/CO Stamp 1-274-874-768
City Stamp 0-742-886-288

THE GRANTOR(S), 9415 S. Emerald, LLC, a limited liability company in the State of Illinois, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to Hamilton & Grove Properties, Inc., a corporation in the State of Illinois (GRANTEE'S ADDRESS) 10408 S. Western, Chicago, IL 60643, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 42 AND THE SOUTH 6 FEET OF LOT 43 IN BLOCK 6 IN WALDEN AND MULVANE'S SUBDIVISION OF THE SOUTH ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

Covenants, conditions and restrictions of record, General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 25-04-324-052-0000
Address(es) of Real Estate: 9415 S. Emerald Avenue, Chicago, IL 60620

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its MARAZZI this 28 day of February 2022.

James B. Williams, Member
9415 S. Emerald, LLC

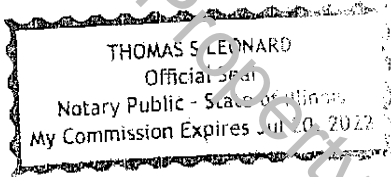
I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph E Section 4, of the Real Estate Transfer Act.

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STATE OF ILLINOIS, COUNTY COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that James B. Williams, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28 day of Feb, 2027



[Signature] (Notary Public)

Prepared By: Thomas S. Leonard
17103 Oak Park Avenue
Tinley Park, IL 60477

Mail To:

Thomas S. Leonard
17103 Oak Park Avenue
Tinley Park, Illinois 60477

Name & Address of Taxpayer:

Hamilton & Grove Properties, Inc.
10408 S. Western Ave.
Chicago, IL 60643

Property of Cook County Clerk's Office

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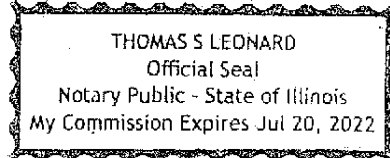
STATEMENT BY GRANTOR AND GRANTEE

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 FEB 28, 2022

Signature: James B Walker
Grantor or Agent

Subscribed and sworn to before me
By the said JAMES B WILLIAMS
This 28 day of FEB, 2022
Notary Public [Signature]

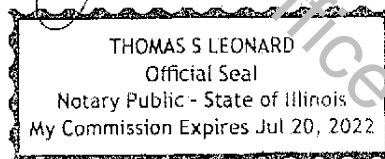


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 FEB 28, 2022

Signature: James B Walker
Grantee or Agent

Subscribed and sworn to before me
By the said JAMES B WILLIAMS
This 28 day of FEB, 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

14-Apr-2022





CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-04-324-052-0000 | 20220301656031 | 0-742-886-288

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

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REAL ESTATE TRANSFER TAX		14-Apr-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
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20220301656031		1-274-874-768