

UNOFFICIAL COPY

Doc#. 2215304145 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/02/2022 09:30 AM Pg: 1 of 3

EXEMPT FROM TAXATION UNDER THE PROVISIONS OF
PARAGRAPH (e) OF SECTION 31-45 OF THE ILLINOIS REAL
ESTATE TRANSFER TAX LAW AND PARAGRAPH (e) OF SECTION 4
OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

5/18/22 Brock Schroeder
Date Buyer, Seller or Representative

Dec ID 20220501607259

City Stamp 2-146-173-008

QUIT CLAIM DEED

(Individual to Limited
Liability Company)

THE GRANTOR, **BROCK
SCHROEDER**, married to
THEODORE P. CAPPAS, of the
City of Chicago, County of Cook,
State of Illinois

for and in consideration of Ten and no/100 Dollars and other good and valuable consideration, in hand paid, and pursuant to authorization given by the Board of Directors CONVEYS and QUIT CLAIMS to **PRWS PROPERTIES LLC, an Illinois limited liability company, 5820 N. Clark St., Unit 207, Chicago, IL 60660** the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT NUMBER 4F AND P-19 IN THE OAK TERRACE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 7 (EXCEPT THE EAST 16 2/3 FEET THEREOF) AND LOT 8 (EXCEPT THE WEST 40 FEET) IN BLOCK 2 IN GILBERT HUBBARD ADDITION IN THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99406920; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

TO HAVE AND TO HOLD said premises forever.

PIN: 14-28-118-051-1022 and 14-28-118-051-1041

**COMMONLY KNOWN AS: 435 W. OAKDALE AVE., UNITS 4F & P-19
CHICAGO, IL 60657**

DATED this 18 day of May, 2022.

Brock Schroeder
BROCK SCHROEDER


***THIS IS NOT HOMESTEAD PROPERTY OF THEODORE P. CAPPAS**

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STATE OF ILLINOIS)
)
) SS:
 COUNTY OF COOK)

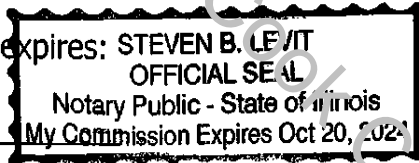
I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **BROCK SCHROEDER, married to THEODORE P. CAPPAS**, is personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 18th day of May, 2022.



 Notary Public

My commission expires:




This Instrument Prepared by:

STEVEN B. LEVIT
 LEVIT AND LIPSHUTZ, LTD.
 1120 W. BELMONT AVE.
 CHICAGO, IL 60657

Send Subsequent Tax Bills to:

BRWS PROPERTIES LLC
 ATTN.: BROCK SCHROEDER
 5820 N. CLARK ST., UNIT 207
 CHICAGO, IL 60660

REAL ESTATE TRANSFER TAX	25 May-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-28-118-051-1022 | 20220501607259 | 2-146-173-008

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

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STATEMENT BY GRANTOR AND GRANTEE

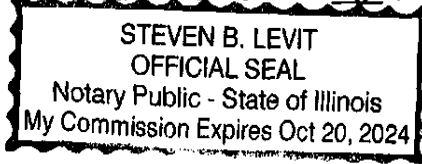
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: May 18, 2022

[Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Grantor this 18th day of May, 2022.

Notary [Signature]



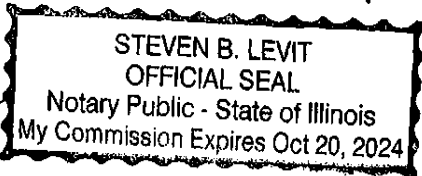
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: May 18, 2022

[Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee this 18th day of May, 2022.

Notary [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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)