

UNOFFICIAL COPY



Doc# 2215722049 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/06/2022 03:03 PM PG: 1 OF 3

Property of Cook County Clerk's Office

Quit Claim Deed

ORNTIC File Number: 22149864 2/4  
Old Republic National Title  
9601 Southwest Hghwy  
Oak Lawn, IL 60453  
312/641-7799

3

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REAL ESTATE TRANSFER TAX

24-May-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

## QUIT CLAIM DEED

16-23-314-008-0000

| 20220501607930

| 0-966-967-184

Mail to:

*Semper Fidelis LLC  
4255 SUFFIELD CT  
SKOKIE, IL 60076*

**Exempt under provision of Paragraph 12  
Section 31-45 of the Real Estate Transfer  
Tax Law (35 ILCS 200/31-45).**

REAL ESTATE TRANSFER TAX

24-May-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-23-314-008-0000 | 20220501607930 | 1-933-557-648

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

**THE GRANTOR**, Lauren Williams, an unmarried woman, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and quit claim to Semper Fidelis LLC, an Illinois Limited Liability Company, the following described real estate situated in the County of Cook, State of Illinois, to wit:

### LEGAL DESCRIPTION:

LOT 180 IN LANSING'S ADDITION TO CHICAGO, A SUBDIVISION OF LOTS 5, 6, 15, 16, AND THE WEST 146.17 FEET OF LOTS 4 AND 17 IN J. H. KEDZIE'S SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 23 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

*This is not Homestead Property.*

**PROPERTY ADDRESS:** 1823 S. Lawndale Ave. Chicago, IL 60623 subject to: general real estate taxes for the year 2021 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easements for public utilities; acts of the Grantors; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the state of Illinois.

Lauren Williams

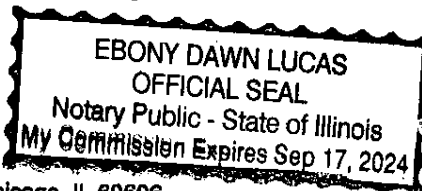
Dated: 5/2/2022 2022

State of Illinois, County of Cook ss. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Lauren Williams is personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 notarial seal, this 2nd day of May, 2022

Notary Public

My commission expires: Sep. 17, 2022



Permanent Index Number: 16-23-314-008-0000

Grantees Address:

Mail subsequent tax bills to: *Semper Fidelis*

Prepared by: Ira T. Kaufman P.C. 185 N. Franklin St., 2nd Floor, Chicago, IL 60606

\* 4255 SUFFIELD CT SKOKIE, IL 60076

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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 grantor 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 2, 2022 Signature: [Signature]

Subscribed and sworn to before me by the

Said Lauren Williams

This 2nd day of May, 2022



[Signature]  
Notary Public

The grantee 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 and hold title to real estate under the laws of the State of Illinois.

Dated May 11<sup>th</sup>, 2022 Signature: [Signature]

Subscribed and sworn to before me by the

Said Scott Rosenweig

This 11<sup>th</sup> day of May, 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 of ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]