

UNOFFICIAL COPY

**QUIT CLAIM DEED
Statutory (Illinois)
(Individual to LLC)**

Doc#: 2216512363 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/14/2022 01:50 PM Pg: 1 of 4

Dec ID 20220601642880

City Stamp 0-953-626-704

Above Space for Recorder's use only

THE GRANTOR(S) **CARL HIRSCHMAN**, a single man, for the consideration of ten and no/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to: **CPH HOLDINGS TRUST, a trust** all interest in the following described real estate situated in Cook County, Illinois, commonly known as: 1935 N. Fairfield Avenue, Unit# 401, Chicago, IL 60647 legally described as:

PARCEL 1:

UNIT NUMBER 401 AND P-25 IN THE 1935 NORTH FAIRFIELD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 11 TO 15 IN BLOCK 1 IN EDGAR M. SNOW & COMPANY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001022154, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT AND OPERATING AGREEMENT DATED DECEMBER 29, 2000 EXECUTED BY AND BETWEEN 1935 N. FAIRFIELD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AN 1934 N. WASHTENAW, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, RECORDED DECEMBER 29, 2000 AS DOCUMENT NUMBER 01022153, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-36-401-027-1040 AND 13-36-401-027-1077

Address(es) of Real Estate: 1935 N. Fairfield Avenue, Unit# 401, Chicago, IL 60647

DATED this: 16th day of March, 2022

Exempt under provision e of the Property Tax Code. 


Carl Hirschman

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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 CARL HIRSCHMAN, a single man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of April, 2022

Commission expires _____ 20__



NOTARY PUBLIC

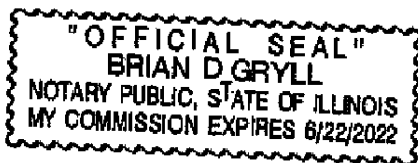
This instrument was prepared by Charles R. Gryll, Ltd, 6703 N. Cicero Ave., Lincolnwood, IL 60712

Mail To:

Send Subsequent Tax Bills To:

Gryll Law
6703 N. Cicero Avenue
Lincolnwood, IL 60712

CPH Holdings Trust, LLC
c/o: Carl Hirschman
1935 N. Fairfield Avenue, Unit# 401,
Chicago, IL 60647



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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

| REAL ESTATE TRANSFER TAX | | 13-JUNE-2022 |
|--------------------------|--|--------------|
| CHICAGO: | | 0.00 |
| CTA: | | 0.00 |
| TOTAL: | | 0.00 * |

13-36-401-027-1040 | 20220601642880 | 0-953-626-704

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



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STATEMENT BY GRANTOR AND GRANTEE

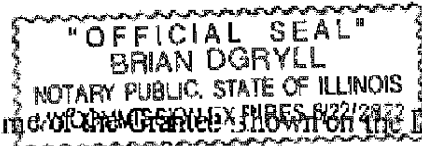
The Grantor or his Agent affirms that, to the best of her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: March 16, 2022


Carl Hirschman

Subscribed and sworn to before me by the said Carl Hirschman, this 16th day of March, 2022.

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 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: March , 2022

CPH Holdings Trust, LLC


By: Carl Hirschman, Manager

Subscribed and sworn to before me by the said Carl Hirschman, Manager of CPH Holdings Trust, LLC this 16th day of March, 2022.

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