

UNOFFICIAL COPY

Doc#. 2223421182 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/22/2022 09:18 AM Pg: 1 of 3

PIN(s):
14-19-204-017-0000

Dec ID 20220801612998
ST/CO Stamp 0-540-668-496
City Stamp 0-075-199-056

Common Address:
GIT 1834 W. Byron St.
Chicago, IL 60613

Prepared By:
Erwin Law
4043 N. Ravenswood, Ste. 208
Chicago, IL 60613

Return/Tax Bills to:
Full Acre Properties LLC
1830 W. Byron
Chicago, IL 60613

QUIT CLAIM
SPECIAL WARRANTY DEED

41072306 01/13

The Grantor, **Thomas Fencl and Mary Fencl**, married as husband and wife, of the City of Chicago, County of Cook, State of Illinois, for Ten (\$10.00) and other good and valuable consideration, in hand paid, conveys with special warranties to **Full Acre Properties LLC 1834 Byron Series**, an Illinois limited liability company of 1830 W. Byron, Chicago, IL 60613, as the Grantee, the real estate situated in the County of Cook in the State of Illinois legally described on Exhibit A hereto, and hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.




Thomas Fencl
AKA Thomas M. Fencl



Mary Fencl
AKA Mary A. Fencl

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that **Thomas Fencl and Mary Fencl** whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instruments as his free and voluntary act and as the free and voluntary act of Grantor for the uses and purposes therein set forth, including signing for the purpose of releasing and waiving any right of homestead.

Given under my hand and Notarial Seal this 11th day of November, 2018.



Notary Public



My commission expires 12/14/2021

Exempt under provisions
of Paragraph E
Section 4, Real Estate
Transfer Act
Tax

8/16/2022


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EXHIBIT A

Legal Description



LOTS 71 AND THE EAST 1/2 OF LOT 70 IN BLOCK 3 IN C.J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14, 15, AND LOTS 1, 2, AND 3 IN BLOCK 16 OF SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 QUARTER AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF); IN COOK COUNTY, ILLINOIS.


PIN(s):

14-19-204-017-0000

Common Address:

1834 W. Byron St.
Chicago, IL 60613

REAL ESTATE TRANSFER TAX		18-Aug-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
14-19-204-017-0000		20220801612998 0-540-668-496

REAL ESTATE TRANSFER TAX		18-Aug-2022
		CHICAGO: 0.00
		CTA: 0.00
		TOTAL: 0.00
14-19-204-017-0000		20220801612998 0-075-195-056

* 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 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.

Date: 11/15/2018 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



[Signature]
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 and hold title to real estate under the laws of the State of Illinois.

Date: 8/16/2022 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[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 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 Act.]