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QUIT CLAIM DEED (ILLINOIS)

Prepared By and Return

Recorded To:

Tye J. Klooster, Esq.
Katten Muchin Rosenman LLP
525 West Monroe Street, Ste. 1900
Chicago, Illinois 60661

Mail Subsequent Tax Bills To:

Fremont Five TC, LLC
33 N. Dearborn Street, Ste. 2450
Chicago, IL 60602

Doc#: 2303413082 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2023 12:17 PM Pg: 1 of 4

Dec ID 20230101633129

City Stamp 0-991-758-160

(The Above Space for Recorder's Use Only)

THIS INDENTURE made effective as of the 14th day of December, 2022, between **Michael Tully, II**, a single man, whose address is 33 N. Dearborn Street, Suite 2450, Chicago, Illinois 60602 ("Grantor") and **Fremont Five TC, LLC**, an Illinois limited liability company, whose business address is 33 N. Dearborn Street, Suite 2450, Chicago, Illinois 60602 ("Grantee").

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby Remise, Release and Quit Claim unto Grantee all of his undivided Twenty Percent (20%) right, title and interest in the following described land, situate, lying and being in Cook County, Illinois, to wit:

SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION

Property Commonly Known as: 2234 North Fremont Street #2 ND
Chicago, Illinois 60614

Parcel Identification Number: 14-32-210-022-0000

SUBJECT TO: general real estate taxes not yet due and payable; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws or ordinances.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

I hereby declare this Deed represents a transaction exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Law.

Dated: December 14, 2022

Signed:


Grantor/Attorney/Agent

EFFECTIVE as of the 14th day of December, 2022.

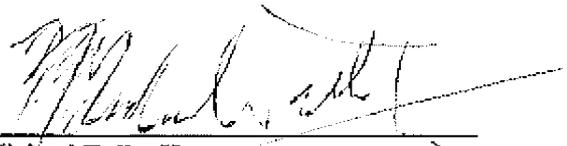
REAL ESTATE TRANSFER TAX	25-Jan-2023
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-32-210-022-0000 | 20230101633129 | 0-991-758-160

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

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GRANTOR:

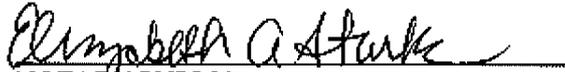


 Michael Tully, II

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, Elizabeth A. Starks, a Notary Public in and for said County, in the State aforesaid, do hereby certify Michael Tully, II, personally appeared and proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, and acknowledged that he signed and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28 day of December, 2022.



 NOTARY PUBLIC

(SEAL)



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EXHIBIT A - LEGAL DESCRIPTION

LOT 45 AND THE NORTH ONE-HALF OF LOT 44 IN BLOCK 2 IN THE SUBDIVISION OF THE SOUTH HALF OF BLOCK 3 OF SHEFFIELD'S ADDITION TO CHICAGO, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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: December 28, 2022

Signature: [Handwritten Signature]
Grantor/Agent/Attorney

Subscribed and sworn to before me by the said Agent this 28 day of December, 2022

[Handwritten Signature]
(Notary Public)



The grantee or their agent affirms and verified 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: December 28, 2022

Signature: [Handwritten Signature]
Grantee/Agent/Attorney

Subscribed and sworn to before me by the said Agent this 28 day of December, 2022

[Handwritten 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 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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