

UNOFFICIAL COPY



Doc# 2308122038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/22/2023 02:29 PM PG: 1 OF 4

02-155052 1/2

QUIT CLAIM DEED

The Grantor(s) Kembro, LLC, a Limited Liability Corporation of the County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to Grantor(s) in hand paid, CONVEY(S) to Kirkpatrick Freeman, a single individual, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF

SUBJECT TO:

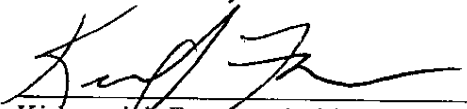
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in/as: severalty, forever.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 16-12-102-035-0000



Address (or Addresses) of Real Estate: 614 North Troy Street, Chicago, IL 60612

Dated: February 3, 2023



Kirkpatrick Freeman in his capacity as
Sole Member of Kembro, LLC

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

REAL ESTATE TRANSFER TAX 22-Mar-2023

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
16-12-102-035-0000		20230301678623 0-476-039-376	

REAL ESTATE TRANSFER TAX 22-Mar-2023

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
16-12-102-035-0000 20230301678623 1-470-875-856		

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

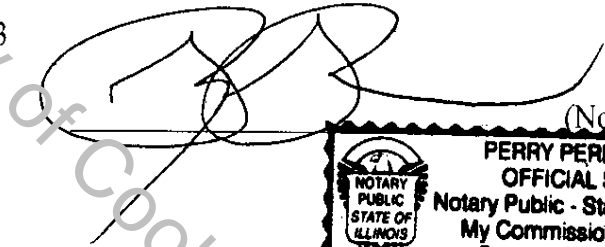
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State of Illinois)
) SS.
County of Cook)

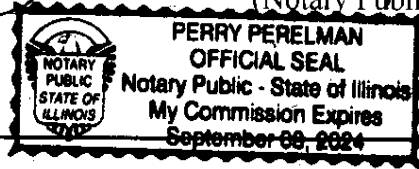
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kirkpatrick Freeman as the sole member of Kembro, LLC, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, 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, including the release and waiver of the right of homestead.

February 3, 2023



(Notary Public)

Commission Expires:



Prepared By:

Perry Perelman
PO Box 64600
Chicago, IL 60664

Mail To:

Perry Perelman
PO Box 64600
Chicago, IL 60664

Name & Address of Taxpayer(s):

Kirkpatrick Freeman
1873 S. Millard
Chicago, IL 60623

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EXHIBIT "A"
Legal Description

LOT 97 IN THE SUBDIVISION OF THE WEST HALF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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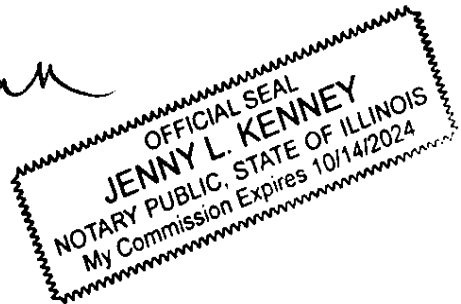
STATEMENT BY GRANTOR AND GRANTEE

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 TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS.

Dated 7/6/2023

SIGNATURE [Signature]
Kirkpatrick A Freeman

Subscribed and sworn to before me by the said Kirkpatrick A Freeman this 6 (th) day of July, 2023
Notary Public [Signature]

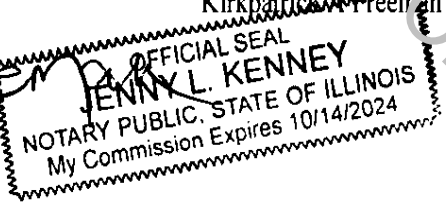


THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS , 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: 7/6/2023

SIGNATURE [Signature]
Kirkpatrick A Freeman

Subscribed and sworn to before me by the said Kirkpatrick A Freeman this 6 (th) day of July, 2023
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.