

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 09/15/2023 09:46 AM Pg: 1 of 4

Dec ID 20230801691942  
ST/CO Stamp 0-682-028-496  
City Stamp 1-302-785-488

PROPER TITLE, LLC

QUIT CLAIM DEED  
ILLINOIS STATUTORY  
COMPANY to COMPANY

MAIL TO:

Sawey Properties II, LLC  
7156 W. 127<sup>th</sup> Street  
Suite 150  
Palos Heights, IL 60463

NAME ADDRESS OF TAXPAYER(S):

Sawey Properties II, LLC  
7156 W. 127<sup>th</sup> Street  
Suite 150  
Palos Heights, IL 60463

CPT23-93700

RECORDER'S STAMP

The Grantor, Magnum Homes, LLC, an Illinois limited liability company organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to the Grantee:

Sawey Properties II, LLC, an Illinois limited liability company

any and all right, title, and interest in the following described property situated in the City of Chicago, County of Cook and State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

Commonly Known as: **450 North Racine Avenue, Chicago, Illinois 60642**

Permanent Index Number: **17-08-134-033-0000**

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2022 (second installment) and subsequent.

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

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Dated this 4 day of August, 2023.

Magnum Homes, LLC,  
an Illinois limited liability company

By: X *[Signature]*  
Seamus Murnin, Manager

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 the above signatory, personally known to me to be the Manager of the above company, and 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 as such Manager he signed and delivered the said instrument, as his free and voluntary act, pursuant to authority given him by the Board of Managers of said company, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 4 day of August, 2023.



*[Signature]*  
Notary Public

This instrument prepared by

John E. Lovestrand, Esq.  
LAW OFFICE OF  
JOHN E. LOVESTRAND, PC  
30 Green Bay Road  
Winnetka, Illinois 60093

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its agent affirms that, to the best of its 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 (such as a land trust) recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: August 4, 2023

For Grantor:

By: X [Signature]

Subscribed and sworn to before me  
August 4, 2023.

[Signature]  
Notary Public



The Grantee or its agent affirms and verifies that 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 (such as a land trust) recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: August 4, 2023

For Grantee:

By: X [Signature]

Subscribed and sworn to before me  
August 4, 2023.

[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.

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## Legal Description - Exhibit A

Lot 9 in block 2 in Hambleton's subdivision of Lot "E" of the circuit court partition of the Northwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office