

UNOFFICIAL COPY

Doc# 2329728093 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/24/2023 12:20 PM Pg: 1 of 5

236ND 7310048/K

QUIT CLAIM DEED

Prepared by and to be returned to:

Nazar Kashuba, Esq.
HT Law LLC
444. N. Wabash Ave., Suite 210
Chicago, Illinois 60611
Tel: 312.957.8991
nk@htlawngs.com

Dec ID 20231001648115
ST/CO Stamp 1-288-244-176
City Stamp 2-033-814-480

THE GRANTOR(S), **CHICAGOLAND 84 LLC - 04 1114 N WALLER, PROTECTED SERIES**, an Illinois series limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby CONVEYS and WARRANTS to THE GRANTEE, **SHILOH FITCH LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business in the State of Illinois, all interest in 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 HEREOF

Property Index Number(s): 16-05-405-079-0000;

Address of Real Estate: 1114 North Waller Avenue, Chicago, Illinois 60651-2613.

SUBJECT TO: general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; public and utility easements, if any.

Dated this ^{4th} 22nd day of ^{October} September, 2023.

CHICAGOLAND 84 LLC - 04 1114 N WALLER, PROTECTED SERIES, an Illinois series limited liability company

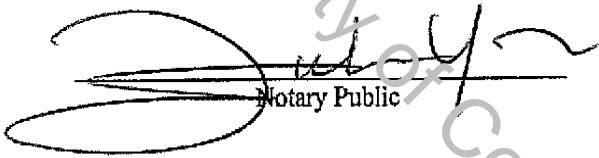
By: *Carolyn Gregory*
Carolyn Gregory, Its Manager

UNOFFICIAL COPY

California JM
 STATE OF ILLINOIS)
 Alameda SS. *JM*
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY Carolyn Gregory, personally known to me to be the Manager of CHICAGOLAND 84 LLC - 04 1114 N WALLER, PROTECTED SERIES, an Illinois limited liability company ("Company") and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as the authorized agent of the Company, she signed and delivered the said instrument and caused the corporate seal of said company to be affixed thereto, pursuant to authority given by the operating agreement of said company, as her 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 ^{4th} ~~22nd~~ day of ^{October} ~~September~~ 2023.



 Notary Public



UNOFFICIAL COPY

Exhibit A
Legal Description

LOT 8 IN THE SUBDIVISION OF LOTS 10 TO 19 IN BLOCK 3 IN HOOD'S SUBDIVISION OF BLOCKS 1 TO 6, 8 AND 18 IN SALISBURY SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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.

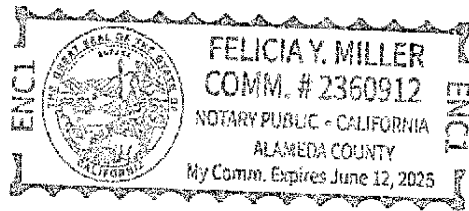
Dated: ~~September 22, 2023.~~ October 4, 2023 JM

Signature: *Carolyn Gregory*

Subscribed and sworn to before me

by the said Carolyn Gregory
this 4 day of October, 2023

Notary Public *[Signature]*



The Grantee 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.

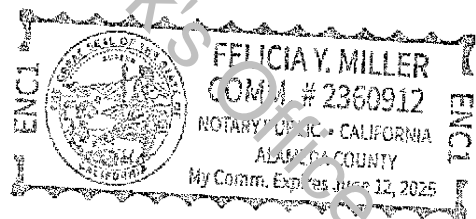
Dated: ~~September 22, 2023.~~ October 4, 2023 JM

Signature: *Carolyn Gregory*

Subscribed and sworn to before me by the

by the said Carolyn Gregory
this 4 day of October 2023

Notary Public *[Signature]*



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.)

UNOFFICIAL COPY

Mail Tax bills to:

SHILOH FITCH, LLC
3225 MCLEOD DRIVE, SUITE 100
LAS VEGAS, NV 89121

Exempt Under Provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act.

10/5/23
Date


Buyer, Seller Representative

Property of Cook County Clerk's Office