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QUIT-CLAIM DEED

LLC To Individual(s)

This agreement, made this 1st day
of November, 20 23, between
Harris and Sons, LLC

a limited liability company
created and/or organized and existing under
and by virtue of the laws of State of Illinois
and duly authorized to transact business in the
State of Illinois, party of the first part, and
Dwayne A. Harris

of 335 Osage St, Park Forest, IL 60466

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Member(s)/Manager(s) of said Limited Liability Company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND QUIT-CLAIM unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, =====, all the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: *(see attached Legal Description made part hereof)*

Permanent Index Number(s): 20-29-203-051-0000

Commonly Known As: 7103 S Carpenter St, Chicago, IL 60621

SUBJECT TO: General Real Estate Taxes for 2022 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof; any special taxes or assessment for improvements heretofore completed; building lines and building restrictions; private, public and utility easements; covenants and restrictions of record as to use and occupancy; the general exceptions to the title commitment; local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property; building code violations, liens and judgments; leases and tenancies; pending building code violations court cases; items appearing of record or that would be shown on a survey


Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by the Member/Manager of said Limited Liability Company the day and year first above written.

Harris and Sons, LLC

Name of LLC

By: Ronell A. Harris
Its Member / Manager (Print Name)

Attest: 
Signature

Doc#: 2331141201 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/07/2023 12:56 PM Pg: 1 of 6

Dec ID 20231101665890
ST/CO Stamp 1-437-460-432
City Stamp 1-248-073-680

FIDELITY NATIONAL TITLE 0023019457

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STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronell A. Harris, personally known to me to be a Member / Manager of Harris and Sons, LLC, a(n) Illinois limited liability 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 Member/Manager, s/he signed, sealed and delivered the said instrument and caused the seal of said Limited Liability Company to be affixed thereto, pursuant to authority, given by the Member(s)/Manager(s) of said Limited Liability Company as their free and voluntary act, and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of November, 20 23

Commission expires December 31, 20 24.



This instrument prepared by : **A. Ade Adekoya, Esq**
Adekoya Law Group
Adekoya & Associates, LLC
915 175th Street, Suite 1N/W
Homewood, IL 60430-2071

MAIL TO:

Dwayne A. Harris

335 Osage St

Park Forest, IL 60466

SEND SUBSEQUENT TAX BILLS TO:

Dwayne A. Harris

335 Osage St

Park Forest, IL 60466

Recorder's Office Box No. _____

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STATEMENT BY GRANTOR(S) AND GRANTEE(S)

The grantor(s) or his/her agent affirms that, to the best of his/her 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: 11/01/2023

Grantor/Agent: *Ronell Harris*

Print Name: Harris and Sons, LLC

Grantor/Agent: *Ronell Harris*

Print Name: Ronell A. Harris, Member / Manager

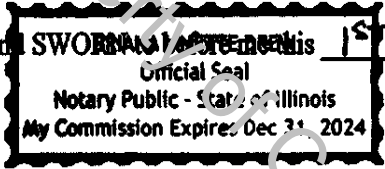
Grantor/Agent: =====

Print Name: =====

Grantor/Agent: =====

Print Name: =====

SUBSCRIBED and SWORN to before me this 1st day of November, 2023. (Notary SEAL Below)



Notary Public _____

My commission expires December 31, 2024

The grantee(s) 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: 11/01/2023

Grantee/Agent: *Dwayne A. Harris*

Print Name: Dwayne A. Harris

Grantee/Agent: =====

Print Name: =====

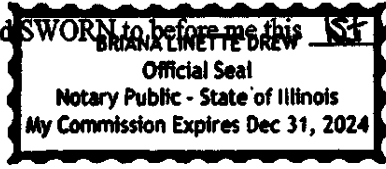
Grantee/Agent: =====

Print Name: =====

Grantee/Agent: =====

Print Name: =====

SUBSCRIBED and SWORN to before me this 1st day of November, 2023. (Notary SEAL Below)



Notary Public _____

My commission expires December 31, 2024

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.

TAX EXEMPT DECLARATION: The signatories above hereby declare that the subject transfer of property is exempt from taxation under the Transfer Tax Ordinance of the City/Village of State of Illinois Paragraph(s): Sec. 31 - 45 (e)

[REQUIRED: Statement By Grantor and Grantee MUST be attached to a deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

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LEGAL DESCRIPTION

Legal Description for Premises Commonly Known As: _____

7103 S Carpenter St, Chicago, IL 60621

LOT FORTY EIGHT (48) (EXCEPT THE NORTH 21.50 FEET AND EXCEPT THE EAST THIRTY FIVE (35) FEET THEREOF) AND THE NORTH 9.67 FEET OF LOT FORTY SEVEN (47) (EXCEPT THE EAST THIRTY FIVE (35) FEET THEREOF) IN BLOCK ONE (1) IN MCKEY'S ADDITION TO ENGLEWOOD, SAID MCKEY ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION TWENTY NINE (29), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

WEST FIFTEEN (15) FEET OF THE EAST SIXTY FIVE (65) FEET OF LOT FORTY FOUR (44) AND THE WEST FIFTEEN (15) FEET OF THE EAST FIFTY (50) FEET OF LOT FORTY FIVE (45) (EXCEPT THE NORTH TWENTY (20) FEET IN BLOCK ONE (1) IN MCKEY'S ADDITION TO ENGLEWOOD SAID MCKEY'S ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION TWENTY NINE (29), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXEMPT TRANSFER CERTIFICATION

HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 'E' SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT.

Grantor *Ronald W.*

Grantor _____

~~Grantee *Dwight H.*~~

Grantee _____

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CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

20-29-203-051-0000 | 20231101665890 | 1-248-073-680

Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



20-29-203-051-0000 | 20231101665890 | 1-437-460-432