

UNOFFICIAL COPY

Doc#: 2400406314 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/04/2024 02:04 PM Pg: 1 of 5

Dec ID 20240101607126

ST/CO Stamp 1-314-809-904

City Stamp 1-092-839-472

Return To:

Bernard J. McDevitt
5521 S. Newland Ave.,
Chicago, IL 60638

This Instrument Prepared by:

Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:

Bernard J. McDevitt
5521 S. Newland Ave.,
Chicago, IL 60638

Order #: RLC-2300671

This space for recording information only

QUITCLAIM DEED

Tax Exempt under

Fixed Properties, LLC
Fixed Properties, LLC

2 JAN 24
Date

GRANTOR,

Fixed Properties, LLC
5521 S Newland Ave.,
Chicago, IL 60638

for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to

GRANTEE,

Bernard J. McDevitt, a married man
5521 S. Newland Ave.,
Chicago, IL 60638

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

PIN: 19-18-228-041-0000
Property Address: 5854 S. Neenah Ave., Chicago, IL 60638

Preparer has examined no underlying title documentation regarding this deed

FIDELITY NATIONAL TITLE RLC-2300671

UNOFFICIAL COPY

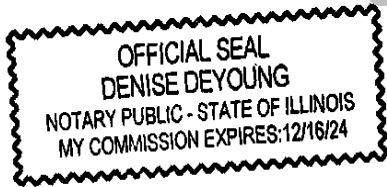
IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Fixed Properties, LLC

By: Bernard J. McDevitt
Bernard J. McDevitt, Sole Member/Manager

STATE OF Illinois
COUNTY OF COOK

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 12-16-24, 2024, by Bernard J. McDevitt, Sole Member/Manager, of Fixed Properties, LLC, who are personally known to me or have produced _____ as identification and who signed this instrument willingly.



Denise DeYoung
Notary Public
My commission expires: 12-16-24

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Clerk's Office

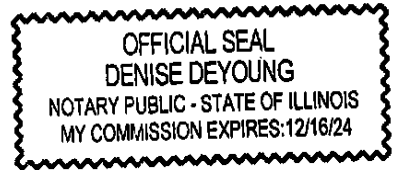
UNOFFICIAL COPY

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 assignment of beneficial interest in land trust is either a. natural person, and 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 of Illinois.

Dated Jan 2, 2024 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said _____
this 2 day of Jan, 2024.

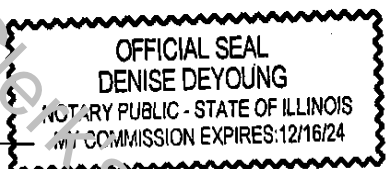


NOTARY PUBLIC [Signature]

The Grantee 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 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 Jan 2, 2024 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said _____
This 2 day of Jan, 2024.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

UNOFFICIAL COPY

EXHIBIT "A"

THE SOUTH 40 FEET OF THE NORTH 80 FEET OF LOT 5 IN BLOCK 55 IN FREDERICK H. BARTLETT'S RESUBDIVISION OF FOURTH ADDITION TO BARTLETT HIGHLANDS, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

03-Jan-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

19-18-228-041-0000

| 20240101607126 | 1-314-809-904

REAL ESTATE TRANSFER TAX

03-Jan-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-18-228-041-0000 | 20240101607126 | 1-092-839-472

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

Property of Cook County Clerk's Office