

# UNOFFICIAL COPY

Doc# 2402933208 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/29/2024 01:46 PM Pg: 1 of 4

## QUITCLAIM DEED

Dec ID 20231101664858  
ST/CO Stamp 1-825-295-408  
City Stamp 2-071-997-488

MAIL TO:  
John J. O'Leary  
Attorney at Law  
7375 W. North Avenue  
River Forest, Illinois 60305

GRANTOR(S) Steven A. Hall, of 4980 N. Marine Drive, Apt #1532, Chicago, IL 60640, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), NSHALI 77 LLC, an Illinois Limited Liability Company, the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

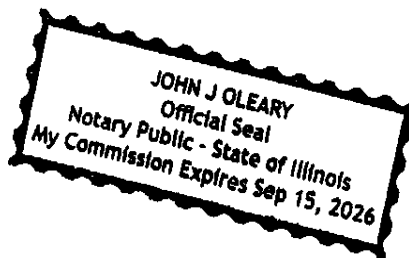
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 13-36-427-024-0000  
Property Address: 1636 N. Talman Street, Chicago, IL 60647

DATED this 19 day of November, 2023

# UNOFFICIAL COPY

llll  
Steven A. Hall



STATE OF IL )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Certify that that the above named person(s), Steven A. Hall, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 19 day of Nov, 2022

[Signature]  
(SEAL)

DATED this 19 day of November 2022,  
EXEMPT under provisions of Paragraph 2 Section 31-45, Property Tax Code.  
Date: 11/19/2022 Buyer, Seller or Representative.

This document prepared by:  
John J. O'Leary  
Attorney at Law  
120 S. State Street  
Suite 200  
Chicago, IL 60603

Send future tax bills to:  
NSHALL 77 LLC  
4980 N. Marine Drive  
Apt #1532  
Chicago, IL 60640

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## LEGAL DESCRIPTION

**"Sub-Lot" 5 in the Subdivision of Lot 9 in Block 8 in Bordens Subdivision of the West 1/2 of the Southeast ¼ of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

**Permanent Index Number: 13-36-427-024-0000**

**Property Address: 1636 Talman N. Talman Street, Chicago, IL 606**

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 11 | 19 | 2023

SIGNATURE: \_\_\_\_\_

GRANTOR or AGENT

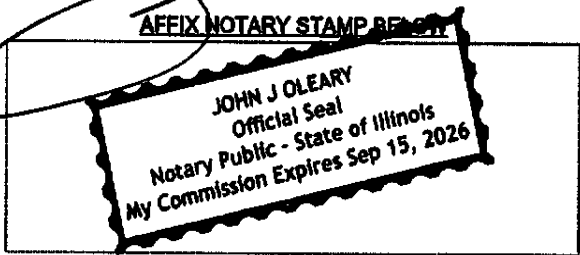
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): Steve Hall

On this date of: 11 | 19 | 2023

NOTARY SIGNATURE: \_\_\_\_\_



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 11 | 19 | 2023

SIGNATURE: \_\_\_\_\_

GRANTEE or AGENT

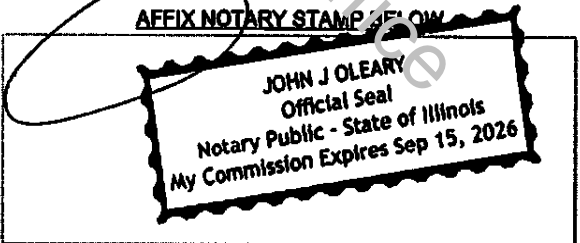
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): Steve Hall

On this date of: 11 | 19 | 2023

NOTARY SIGNATURE: \_\_\_\_\_



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)