# UNOFFICIAL COPY

QUIT CLAIM DEED Doc#. 2414320296 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 5/22/2024 12:07 PM Pg: 1 of 3

Dec ID 20240501603322

ST/Co Stamp 0-170-501-424 ST Tax \$0.00 CO Tax \$0.00

Date: 14, 2024

City Stamp 1-636-132-144 City Tax \$0.00

CATI-98959 FA 1072

JW LLM DYNE, LLC, an Illinois limited liability company, 2060 N. Humbolt Blvd., Chicago, IL 6064. ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said company, REMISE, RELEASE, ALIEN AND CONVEY unto JEFFREY FOUSE, 2060 N. Humbolt Blvd., Chicago, IL 60/647, an undivided eighty (80%) percent interest as tenant in common and WILLIAM BARDFLEBEN, 1308 Whirlaway Lane, Hanover Park. IL 60133, an undivided twenty (20%) percent interest as tenant in common ("Grantee"), all the following described real estate the following described real estate in the County of Cook in the State of Illinois, to wit:

THAT PART OF LOTS 1 TO 44 BOTH INCLUSIVE, AND VACATED ALLEYS TAKEN AS A TRACT (EXCEPT THE EAST 163 FEET 10 INCHES THEREOF) IN BLOCK 1 IN SUBDIVISION BY PARSON'S AND BARRETT OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MENUIAN WHICH LIES NORTH OF A LINE DRAWN AT RIGHT ANGLES TO EAST LINE OF SALD BLOCK 1 AT A POINT WHICH IS 390.00 FEET NORTH OF THE SOUTHEAST ("ORNER OF SAID BLOCK 1, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-03-212-009-0000

Address of Real Estate: 4027 West LeMoyne Street, Chicago, IL 60651

THIS IS NOT HOMESTEAD PROPERTY

Exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax

Act.

By:

Proper Title, LLC

1530 E. Dundee Rd. Ste. 250

Palatine, IL 60074

### **UNOFFICIAL COPY**

Dated: MAY 14, 2024

JW LeMoyne, LLC

An Illinois limited liability company

By:

leffred R Fouse, Manager

STATE OF

COUNTY OF GOM

### **ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Jenrey P. Fouse, as Manager of JW LeMoyne, LLC, an Illinois limited liability company is 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 he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this

\_day of

2024

Official Seal Teresa Lynn West

Commission expiresy Public State of Illinois

Name and Address of Taxpayer

and return to after recording:/(wanter Address

JW LeMoyne LLC

2060 N. Humbolt Blvd.

Chicago, IL 60647

EXEMPT UNDER THE PROVISIONS
OF PARAGRAPH E SECTION 4
OF THE REAL ESTATE TRANSFER
TAX ACT 1

DATE: 5/15/24 BY: Chy aget

Prepared By Gregory A. Braun, Esq. 4301 N. Damen Chicago, IL 60618 2414320296 Page: 3 of 3

## **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 a land trust, is 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 title to real estate under the laws of the State of Illinois.

Dated: 5/14/24	-
Signature Agent Grantor or Agent	Official Seal Teresa Lynn West Notary Public State of Illinois My Commission Expires 09/18/2024

SUBSCRIBED AND SWORN TO BEFORE ME THIS

The grantee or his agent affirms and verifies that the name of the

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, 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.

Signature

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE METHIS MOTARY PUBLIC

(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 a Class A misdemeanor for subsequent offenses.