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QUIT CLAIM DEED

THE GRANTOR(S), 954-56 East 76<sup>th</sup> Street, LLC, an Illinois limited liability company, Jim Finnegan, Cary D. Coles and Stephen A. Kennicott, all of the City of Chicago, county of Cook, State of Illinois, for and in consideration TEN AND NO/100 (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and QUIT CLAIM to James P. Finnegan, whose address is: 1401 W. Balmoral Ave, Chicago, Illinois, and Stephen A. Kennicott whose address is: 452 North Ashland, Chicago, IL, the following Real Estate situated in the County of Cook, State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Dated this 12<sup>th</sup> day of August, 2004

954-56 East 76<sup>th</sup> Street, LLC, an Illinois limited liability company

By: [Signature]  
Jim Finnegan, Member  
[Signature]  
Jim Finnegan, individually

954-56 East 76<sup>th</sup> Street, LLC, an Illinois limited liability company

By: [Signature]  
Cary D. Coles, Member  
[Signature]  
Cary D. Coles, individually

954-56 East 76<sup>th</sup> Street, LLC, an Illinois limited liability company

By: [Signature]  
HA Holdings LLC, a Florida LLC, Member

By: [Signature]  
Stephen A. Kennicott, Member  
[Signature]  
Stephen A. Kennicott, individually


0425249181

Doc#: 0425249181  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 09/08/2004 02:46 PM Pg: 1 of 4

**RECORDER'S STAMP**

**EXEMPT TRANSFER** under provisions of paragraph E, Section 31-45 Real Estate Transfer Tax Law.

Signature: [Signature]

Property Address: 954-56 W. 76 <sup>th</sup> Street Chicago, IL 60620  Permanent Index Number: 20-26-303-033-0000  Send Subsequent Tax Bills to:  Jim Finnegan 1401 W. Balmoral Chicago, IL 60640	This Instrument Prepared by and after recording return to:   Robert K. Feldman 401 Huehl Road, Suite 1A Northbrook, IL 60062
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FREEDOM TITLE CORP. 6706038 1 of 2

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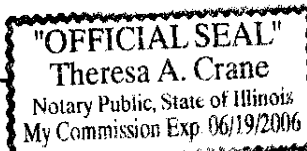
STATE OF ILLINOIS )  
 )ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, aforesaid, CERTIFY THAT, Jim Finnegan, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he signed, sealed and delivered the instrument, individually, and in his capacity as a Member of 954-56 East 76<sup>th</sup> Street, LLC, an Illinois limited liability company, as his free and voluntary act, for the uses and purposes therein set forth.

*Theresa A. Crane*  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(Seal)



STATE OF ILLINOIS )  
 )ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, aforesaid, CERTIFY THAT, Cary Coles, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he signed, sealed and delivered the instrument, individually, and in his capacity as a Member of 954-58 East 76<sup>th</sup> Street, LLC, an Illinois limited liability company, as his free and voluntary act, for the uses and purposes therein set forth.

*Cary Coles*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 4/2/05

(Seal)



STATE OF ILLINOIS )  
 )ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, aforesaid, CERTIFY THAT, Steve Kennicott, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he signed, sealed and delivered the instrument, individually and in his capacity as a Member of ILA Holdings LLC, a Florida limited liability company, as a Member thereof, as Member of 954-58 East 76<sup>th</sup> Street, LLC, an Illinois limited liability company, as his free and voluntary act, for the uses and purposes therein set forth.

*Steve Kennicott*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 4/2/05

(Seal)

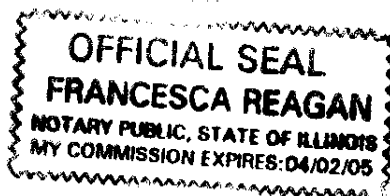


EXHIBIT A

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## LEGAL DESCRIPTION

Lot 23 & 24 in block 48 in Cornell, a subdivision in section 26 and 35, Township 38 North, Range 14, East of the third principle 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/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.

Dated: <sup>Sept</sup> August 7, 2004

Subscribed and sworn to before me by the said agent/grantor this 7 day of August, 2004.

*Theresa A. Crane*  
"OFFICIAL SEAL"  
Theresa A. Crane  
Notary Public, State of Illinois  
My Commission Exp. 06/19/2006

Subscribed and sworn to before me by the said agent/grantor this 21 day of August, 2004.

*Francesca Reagan*  
"OFFICIAL SEAL"  
FRANCESCA REAGAN  
(Seal)  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 06/19/2006

Subscribed and sworn to before me by the said agent/grantor this 7 day of August, 2004.

*Francesca Reagan*  
"OFFICIAL SEAL"  
FRANCESCA REAGAN  
(Seal)  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 06/19/2006

Subscribed and sworn to before me 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.

Dated: <sup>Sept</sup> August 7, 2004

Subscribed and sworn to before me by the said agent/grantor this 7 day of August, 2004.

*Theresa A. Crane*  
"OFFICIAL SEAL"  
Theresa A. Crane  
Notary Public, State of Illinois  
My Commission Exp. 06/19/2006

Subscribed and sworn to before me by the said agent/grantor this 7 day of August, 2004.

*Theresa A. Crane*  
(Seal)

*Theresa A. Crane*  
"OFFICIAL SEAL"  
Theresa A. Crane  
Notary Public, State of Illinois  
My Commission Exp. 06/19/2006

954-56 East 76<sup>th</sup> Street, LLC, an Illinois limited liability company

By: *Jim Finnegan*  
Jim Finnegan, Member  
Jim Finnegan, individually

954-56 East 76<sup>th</sup> Street, LLC, an Illinois limited liability company

By: *Gary D. Coles*  
Gary D. Coles, Member  
Gary D. Coles, individually

954-56 East 76<sup>th</sup> Street, LLC, an Illinois limited liability company,

By: ILA Holdings LLC, a Florida limited liability company, as Member

By: *Stephen A. Kennicott*  
Stephen A. Kennicott, Member  
Stephen A. Kennicott, individually

*James P. Finnegan*  
James P. Finnegan

*Stephen A. Kennicott*  
Stephen A. Kennicott, Member