

UNOFFICIAL COPY

QUIT CLAIM DEED



**THIS DOCUMENT
WAS PREPARED BY:**
John Eisel
Wildman Harrold Allen & Dixon
225 West Wacker Drive
Chicago, Illinois 60606

Doc#: 1013331019 **Fee:** \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/13/2010 10:13 AM Pg: 1 of 6

AFTER RECORDING RETURN TO:
Konstantinos Armiros
Arnstein & Lehr LLP
120 S. Riverside Plaza, Suite 1200
Chicago, Illinois 60606

THIS SPACE FOR RECORDER'S USE ONLY

11815

THE GRANTOR, EDWARD HINES LUMBER CO., a corporation duly organized and existing under the laws of the State of Illinois having an office at 1000 Corporate Grove Drive, Buffalo Grove, Illinois 60089 for the consideration of the sum of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby **CONVEY AND QUIT CLAIM** unto **HOWARD B. SAMUELS, NOT INDIVIDUALLY, BUT SOLELY AS THE ASSIGNEE FOR THE BENEFIT OF CREDITORS OF EDWARD HINES LUMBER CO. AND CO-TRUSTEE OF THE EDWARD HINES LUMBER CREDITORS TRUST, AS TRUSTEE,** having an office address of c/o Rally Capital Services LLC, 350 North LaSalle Drive, Suite 1100, Chicago, Illinois 60654, FOREVER, all of Grantor's interest in that certain real estate situated in the County of Cook and State of Illinois, and legally described as:

See Exhibit A attached hereto and made a part hereof for Legal Description.

Commonly Known As: 5401 N. Wolcott Avenue, Chicago, Illinois 60640

Permanent Index Number: 14-07-201-008-0000 and 14-07-201-021-0000

Exempt under provisions of Paragraph (e) 35 IL CS
200/31-45 of the Real Estate Transfer Law

Mal J
EMERALD LAND TITLE, INC.
425 W. Collins Road
Deerfield, Illinois IL 60015

By: *Howard B. Samuels*
Buyer, Seller or Representative

Date: 3-5-10

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The subject real estate is being conveyed subject to an existing mortgage.

In making this conveyance, the Grantor releases and waives all rights under and by virtue of Homestead Exemption Laws in the State of Illinois.

Name and Address for Real Estate Tax Bills: Howard Samuels as Assignee, c/o Rally Capital Services, LLC, 350 N. LaSalle, Suite 1100, Chicago, Illinois 60644

[SIGNATURE TO QUIT CLAIM DEED ON IMMEDIATELY SUCCEEDING PAGE]



City of Chicago
Dept. of Revenue
600744

5/13/2010 9:22
dr00191



Real Estate
Transfer
Stamp
\$0.00

Batch 1,099,636

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[SIGNATURE PAGE TO QUIT CLAIM DEED]

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its President this 5th day of March, 2010.

EDWARD HINES LUMBER CO., an Illinois corporation

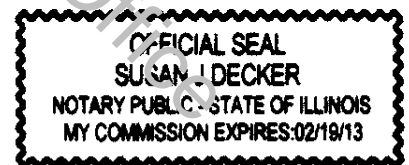
By: 
Gerald Wille
President

STATE OF Illinois)
SS
COUNTY OF Lake)

I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Gerald Wille, being the President of Edward Hines Lumber Co., an Illinois corporation 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 he signed, sealed and delivered the foregoing instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5th day of March, 2010.


Notary Public



My commission expires on Feb. 19 2013

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTH HALF OF LOT 7 (EXCEPT THE EAST 150 FEET THEREOF) IN NICHOLAS MILLER'S BALMORAL SUBDIVISION OF THAT PART (EXCEPT THE NORTH 25 FEET) OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID LOT 7, THENCE EAST IN ITS SOUTH LINE, A DISTANCE OF 254 FEET TO A POINT IN THE WEST LINE OF AFORESAID LOT 7; THENCE NORTH IN AFORESAID WEST LINE A DISTANCE OF 108.90 FEET TO A POINT IN A LINE 54.10 FEET (54 FEET ONE QUARTER INCHES) SOUTH OF AND PARALLEL TO THE NORTH LINE OF AFORESAID SOUTH HALF OF LOT 7; THENCE WEST IN AFORESAID PARALLEL LINE A DISTANCE OF 66.92 FEET TO A POINT IN THE EAST RAIL OF THE LEAD SPURTRACK OF CHICAGO AND NORTHWESTERN RAILROAD ENTERING AND CONSOLIDATED CO., THENCE SOUTHWESTERLY IN THE AFORESAID EAST RAIL, BEING A CURVED LINE, CONVEYED TO THE SOUTHEAST HAVING A RADIUS OF 296.50 FEET AND ARC DISTANCE OF 219.05 FEET, TO A POINT IN THE WEST LINE OF AFORESAID LOT 7, THENCE SOUTH IN THE WEST LINE OF AFORESAID LOT 7 A DISTANCE OF 489 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 101.49 FEET OF LOT 12 (EXCEPT THE EAST 150 FEET THEREOF) IN AFORESAID NICHOLAS MILLER'S BALMORAL SUBDIVISION IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 12 (EXCEPT THE NORTH 101.49 FEET AND THE EAST 150 FEET THEREOF) IN NICHOLAS MILLER'S BALMORAL SUBDIVISION OF THAT PART (EXCEPT THE NORTH 25 FEET) OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 5401 N. Wolcott Avenue, Chicago, Illinois 60640

Permanent Index Number: 14-07-201-008-0000 and 14-07-201-021-0000

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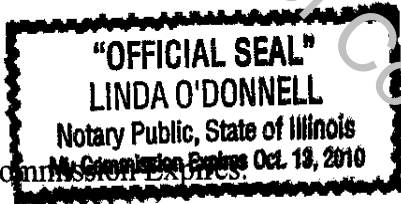
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 title to real estate under the laws of the State of Illinois.

Dated: MARCH 5, 2010

Signature: *Trish Mowzy*
Grantor or Agent

SUBSCRIBED AND SWORN to before me this 5th day of March, 2010.



Linda O'Donnell
Notary Public

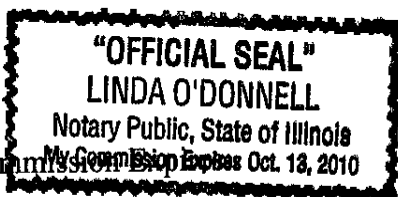
My Commission Expires

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 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: MARCH 5, 2010

Signature: *Trish Mowzy*
Grantee or Agent

SUBSCRIBED AND SWORN to before me this 5th day of March, 2010.



Linda O'Donnell
Notary Public

My Commission Expires

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

Howard B. Samuels, not individually, but solely as the Assignee for the benefit of creditors of Edward Hines Lumber Co. and Co-Trustee of the Edward Hines Lumber Creditors Trust, as Trustee, being duly sworn on oath, states that he has an office address of c/o Rally Capital Services LLC, 350 North LaSalle Drive, Suite 1100, Chicago, Illinois 60654. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
OR
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Lake County, Illinois, to accept the attached deed for recording.

Name: Howard B. Samuels, Not Individually, but Solely as the Assignee for the Benefit of Creditors of Edward Hines Lumber Co. and Co-Trustee of the Edward Hines Lumber Creditors Trust, as Trustee

SUBSCRIBED AND SWORN to before me

this 12 day of April 2010.

Sarah Ryczek
Notary public

