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QUIT CLAIM DEED

ILLINOIS STATUTORY

MAIL TO:

JOSEPH D. PALMISANO
PALMISANO & MOLTZ
19 S. LASALLE STREET, SUITE 900
CHICAGO, ILLINOIS 60603

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH D. PALMISANO
PALMISANO & MOLTZ
19 S. LASALLE STREET, SUITE 900
CHICAGO, ILLINOIS 60603

NAME/ADDRESS OF TAXPAYER:

STAR II LLC
213 W. INSTITUTE PLACE #411
CHICAGO, ILLINOIS 60610



Doc#: 1103118012 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/31/2011 10:25 AM Pg: 1 of 3

RECORDER'S STAMP

THE GRANTOR, **FC-1 LLC, SERIES 1765 W. ARMITAGE**, an Illinois limited liability company, of 213 W. Institute Place, Suite 411, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to **STAR II LLC, a Delaware limited liability company**, 213 W. Institute Place, Suite 411, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 20 IN BLOCK 29 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2010 and subsequent.

Permanent Index Number: 14-31-404-002-0000

Commonly Known as: 1765 W. ARMITAGE, CHICAGO, IL 60622

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 31st day of January, 2011.

Exempt under provisions of Paragraph 9 Section 4.
Real Estate Transfer Tax Act.

1/31/11
Date

[Signature]
Buyer, Seller or Representative

FC-1 LLC, SERIES 1765 W. ARMITAGE,
an Illinois limited liability company

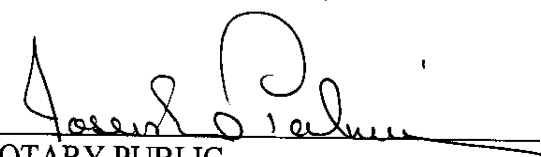
By: [Signature]
Its: Manager

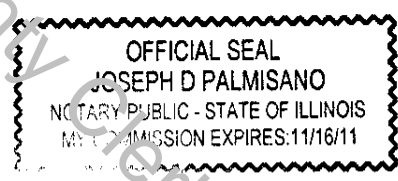
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles T. Mudd, as Manager of FC-1 LLC, SERIES 1765 W. ARMITAGE, an Illinois limited liability company, 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 said instrument as his free and voluntary act, and the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of January, 2011.


NOTARY PUBLIC



Notary Public for Cook County Clerk's Office

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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 limited liability company or foreign limited liability company 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.

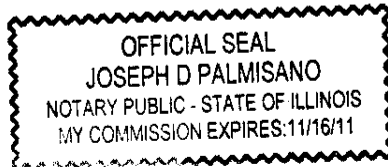
Dated: Jan 31, 2011

FC-1 LLC, Series 1765 W. Armitage
an Illinois limited liability company

By: [Signature]
Its Manager

Subscribed and sworn to before me
this 31st day of January 2011.

[Signature]
Notary Public



The grantee or his agent affirms and verifies that the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, a Delaware limited liability company or foreign limited liability company 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.

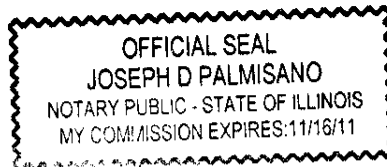
Dated: Jan 31, 2011

STAR II LLC,
a Delaware limited liability company

By: [Signature]
Its Manager

Subscribed and sworn to before me
this 31st day of Jan, 2011.

[Signature]
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 of a Class A misdemeanor for subsequent offenses