

Doc#: 1105619058 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/25/2011 01:59 PM Pg: 1 of 5

11/21/12 ORT

**QUITCLAIM DEED**

THIS AGREEMENT, made this 23<sup>rd</sup> day of February, 2011, between CORNELL 55, LLC, a Delaware limited liability company ("Grantor"), and 5500 S. CORNELL, LLC, a Delaware limited liability company ("Grantee"), whose address is 40 North Dean Street, 2<sup>nd</sup> Floor, Englewood, New Jersey 07631, WITNESSETH that Grantor, for and in consideration of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does CONVEY AND QUITCLAIM to Grantee, and to its successors and assigns, FOREVER, all interest in the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

Above Space for Recorder's Use Only

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY REFERENCE**

**THIS IS NOT HOMESTEAD PROPERTY**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 20-13-100-002-0000 (portion of Parcel 1)  
20-12-113-017-0000 (Parcel 2)  
20-13-100-001-0000 (Parcel 3)

Address of Real Estate: 5493, 5500 and 5508 (portion) South Cornell Avenue, Chicago, Illinois

In Witness Whereof, said Grantor has caused its name to be signed this 23<sup>rd</sup> day of February, 2011.

CORNELL 55, LLC,  
a Delaware limited liability company  
By: AC-Cornell 55, LLC,  
an Indiana limited liability company,  
its Manager

By: [Signature]  
David Gefsky, Vice President

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# UNOFFICIAL COPY

STATE OF NEW JERSEY )  
 ) SS.  
COUNTY OF BERGEN )

Before me the undersigned, a Notary Public in and for said County and State, this 18<sup>th</sup> day of February, 2011, personally appeared DAVID GEFSKY, the Vice President of AC-Cornell 55, LLC, an Indiana limited liability company, being the Manager of CORNELL 55, LLC, a Delaware limited liability company, and acknowledged the execution of the foregoing deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

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

*Marcia Berkowitz*  
Printed Name: Marcia Berkowitz  
Notary Public

MARCIA BERKOWITZ  
ID # 2250790  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 10/4/20... /

PREPARED BY:

David A. Scott, Attorney at Law  
Baker & Daniels LLP  
111 East Wayne Street, Suite 800  
Fort Wayne, Indiana 46802

Exempt under provisions of Section 31-45 Para. (e) Real Estate Transfer Tax Law.

Date: 2/23/11

*David A. Scott*  
Signature of Grantor, Grantee or Representative

MAIL TO:

David A. Scott  
Baker & Daniels LLP  
111 East Wayne Street, Suite 800  
Fort Wayne, Indiana 46802

SEND SUBSEQUENT TAX BILLS TO:

5500 S. Cornell, LLC  
40 North Dean Street, 2<sup>nd</sup> Floor  
Englewood, New Jersey 07631

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### Parcel 1:

The North 30.00 feet of Lot 13 (except the East 168.25 feet thereof) in Block 1 in Illinois Central Subdivision of the West part of the Southwest 14.09 acres in the fractional Southwest Quarter of Section 12, and the West part of the Northwest 17.93 acres in the fractional Northwest Quarter of Section 13, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 2:

Lot 9 and the South  $\frac{1}{2}$  of Lot 8 in Block 2 in Illinois Central Subdivision in the West part of the Southwest 14.09 acres in the fractional Southwest Quarter of Section 12, and the West part of the Northwest 17.93 acres in the fractional Northwest Quarter of Section 13, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 3:

Lot 11 (except the North 36.00 feet thereof) and all of Lot 12 in Block 1 in Illinois Central Subdivision of the West part of the Southwest 14.09 acres in the fractional Southwest Quarter of Section 12, and the West part of the Northwest 17.93 acres in the fractional Northwest Quarter of Section 13, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

# 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 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.

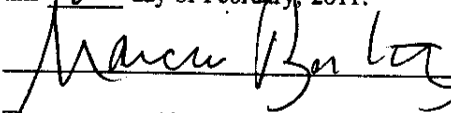
Dated February 18<sup>th</sup>, 2011

Cornell 55, LLC,  
a Delaware limited liability company  
By: AC-Cornell 55, LLC,  
an Indiana limited liability company,  
its Manager

Signature:   
David Gefsky, Vice President

STATE OF NEW JERSEY, COUNTY OF BERGEN ) SS:  
Subscribed and sworn to before me by the said DAVID  
GEFSKY, Vice President of AC-Cornell 55, LLC, an  
Indiana limited liability company, being the Manager of  
CORNELL 55, LLC, a Delaware limited liability company,  
this 18<sup>th</sup> day of February, 2011.

**MARCIA BERKOWITZ**  
ID # 2350790  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 10/4/2011

 (Notary Public)

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.

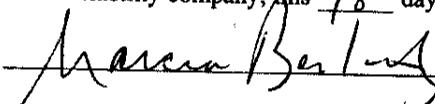
Dated February 18<sup>th</sup>, 2011

5500 S. CORNELL, LLC,  
a Delaware limited liability company  
By: Cornell 55, LLC,  
a Delaware limited liability company,  
its sole Member  
By: AC-Cornell 55, LLC,  
an Indiana limited liability company,  
its Manager

Signature:   
David Gefsky, Vice President

STATE OF NEW JERSEY, COUNTY OF BERGEN ) SS:  
Subscribed and sworn to before me by the said DAVID  
GEFSKY, Vice President of AC-Cornell 55, LLC, an  
Indiana limited liability company, being the Manager of  
Cornell 55, LLC, a Delaware limited liability company,  
being the sole Member of 5500 S. Cornell, LLC, a Delaware  
limited liability company, this 18<sup>th</sup> day of February, 2011.

**MARCIA BERKOWITZ**  
ID # 2350790  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 10/4/2011

 (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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

# UNOFFICIAL COPY

STATE OF NEW JERSEY

} SS.

## PLAT ACT AFFIDAVIT


COUNTY OF BERGEN

DAVID GEFSKY, being duly sworn on oath, states that he is the Vice President of AC-Cornell 55, LLC, an Indiana limited liability company, being the Manager of Cornell 55, LLC, a Delaware limited liability company. 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 in size which does not involve any new streets or easements of access.
3. The divisions 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 a 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.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

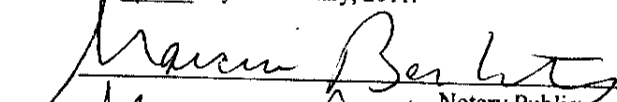
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

  
 \_\_\_\_\_  
 DAVID GEFSKY

SUBSCRIBED and SWORN to before me

this 18<sup>th</sup> day of February, 2011.

  
 \_\_\_\_\_  
 Notary Public  
 Marcia Berkowitz  
 Printed Name

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

**MARCIA BERKOWITZ**  
 ID # 2350790  
 NOTARY PUBLIC OF NEW JERSEY  
 Commission Expires 10/4/2011