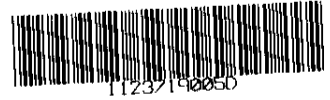


# UNOFFICIAL COPY

## QUIT CLAIM DEED



Doc#: 1123719005 Fee: \$42.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/25/2011 08:20 AM Pg: 1 of 3

GRANTOR: **HUGHES ENTERPRISES, INC.**, an Illinois corporation having its principal place of business at 300 West North Avenue, Lombard, DuPage County, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIM to GRANTEE: **BLUE KANGAROO PROPERTIES, LLC - MELVINA**, an Illinois limited liability company, having its principal place of business at 300 West North Avenue, Lombard, DuPage County, Illinois 60145

all interest in the following described real estate, situated in Cook County, Illinois, to wit:

(SEE LEGAL DESCRIPTION ATTACHED HERETO)

Permanent Index Numbers (PIN): 13-29-304-035 and 13-29-304-036  
Address of Real Estate: 6151 West Diversey, Chicago, Illinois 60639

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, ILLINOIS PROPERTY TAX CODE

Dated this 26th day of November, 2010

Hughes Enterprises, Inc., an Illinois corporation

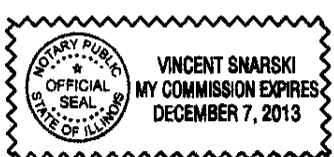
By: [Signature]  
Gordon Hughes, President

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of NOV, 2010.

My commission expires: 12-7-13



Vincent Snarski  
Notary Public

S Yes  
P 3  
S ✓  
M Yes  
SC Yes  
E NO  
INT ✓

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 45 IN TITLEY'S DIVERSEY AVENUE SUBDIVISION OF LOT 4 IN CIRCUIT COURT PARTITION OF THE WEST ½ OF THE SOUTHEAST ¼ (EXCEPT THE SOUTH 33 1/3 ACRES THEREOF) AND THE NORTH ½ OF THE SOUTHWEST ¼ (EXCEPT THE SOUTH 33 1/3 ACRES THEREOF) IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ✓

SUBJECT ONLY TO: (a) covenants, conditions and restrictions of record; (b) public and utility easements and roads and highways, if any; (c) special taxes or assessments for improvements not yet completed; (d) instruments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (e) general taxes for the year 2001 and subsequent years; (f) encroachment of the brick building located mainly on the property east and adjoining onto the land by approximately 0.08 feet and 0.11 feet as shown on plat of survey no. N-123605 prepared by National Survey Service, Inc. dated October 21, 2000; and (g) encroachment of the post located mainly on the land onto the property north and adjoining by approximately 0.10 feet, 0.70 feet, and 0.35 feet, as shown on plat of survey no. N-123605 prepared by National Survey Service, Inc. dated October 21, 2000.

### **PREPARED BY AND UPON RECORDING RETURN TO:**

Russel G. Winick, Esq.  
Russel G. Winick & Associates, P.C. ✓  
1220 Iroquois Avenue, Suite 100  
Naperville, IL 60563

### **SEND SUBSEQUENT TAX BILLS TO:**

Gordon Hughes  
Blue Kangaroo Properties, LLC – Melvina  
300 W. North Ave.  
Lombard, IL 60148

# 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 title to real estate under the laws of the State of Illinois.

Dated Nov. 17, 2010

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor's Agent  
This 17<sup>th</sup> day of November, 2010  
Notary Public Camille T. Caggiano



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 title to real estate under the laws of the State of Illinois.

Date Nov. 17, 2010

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee's Agent  
This 17<sup>th</sup> day of November, 2010  
Notary Public Camille T. Caggiano



**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.)