



Doc#: 1127850050 Fee: \$48.00  
Eugene "Gene" Mocre RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/05/2011 04:03 PM Pg: 1 of 7

Prepared by and after  
recording return to:  
Becker Gurian  
513 Central Avenue, #400  
Highland Park, IL 60035  
Attn: Martin Becker, Esq.

## QUITCLAIM DEED


THE GRANTOR, KWAB, L.L.C., an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY and QUITCLAIM to RONALD EMANUEL, GRANTEE, an undivided 20% interest; KATHY EMANUEL, AS TRUSTEE OF THE ATI CHICAGO TRUST U/T/A dated August 1, 1997, GRANTEE, an undivided 62% interest; and KATHY EMANUEL AS TRUSTEE OF THE EMANUEL 1993 SEARS TRUST U/T/A December 2, 1993, GRANTEE, an undivided 18% interest; collectively as tenants in common, in the following described real estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit:

See EXHIBIT "A" attached hereto and made a part of

hereby releasing and waiving all rights under and by virtue of laws of the State of Illinois. To have and to hold said premises forever.

Dated this 1<sup>st</sup> day of September, 2011.

KWAB, L.L.C., an Illinois limited liability company

By:   
Ronald Emanuel, Manager

By: ATI CHICAGO TRUST U/T/A dated August 1, 1997, Manager

By:   
Kathy Emanuel, Trustee

EXEMPT UNDER THE PROVISIONS OF  
PARAGRAPH E, SECTION 4, OF THE  
ILLINOIS REAL ESTATE TRANSFER TAX ACT.

EXEMPT UNDER THE PROVISIONS OF  
PARAGRAPH E, CHAPTER 3-3-060  
OF THE MUNICIPAL CODE OF THE  
CITY OF CHICAGO.

SEND SUBSEQUENT TAX BILLS TO:  
Ronald Emanuel  
600 Central Avenue Ste.226  
Highland Park, IL 60035

# UNOFFICIAL COPY

EXHIBIT "A"  
LEGAL DESCRIPTION

Lots 10, 11, 12, 13, 14, and 15 in Block 6 in Sheffield's Addition to Chicago, in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index Numbers: 14-32-426-043-0000; 14-32-426-044-0000; 14-32-426-045-0000; and  
14-32-426-070-0000  
Commonly known as: 1710 North Halsted Street, 1708 N. Halsted, 1706 N. Halsted  
Chicago, Illinois 60614

# UNOFFICIAL COPY

State of Illinois )  
County of Lake )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald Emanuel, a manager of KWAB, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and deed and as the free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this 1<sup>st</sup> day of September, 2011

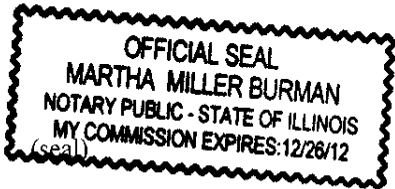


Martha Miller Burman  
Notary Public

State of Illinois )  
County of Lake )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kathy Emanuel, Trustee of ATI Chicago Trust U/T/A August 1, 1997, a manager of KWAB, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such trustee of said trust, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and deed and as the free and voluntary act and deed of said trust for the uses and purposes therein set forth.

Given under my hand and official seal this 1<sup>st</sup> day of September, 2011



Martha Miller Burman  
Notary Public

# 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: September 1, 2011

KWAB, L.L.C., an Illinois limited liability company

By: [Signature]  
Ronald Emanuel, Manager

By: ATI Chicago Trust U/T/A dated August 1, 1997, Manager

By: [Signature]  
Kathy Emanuel, Trustee

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: September 1, 2011

[Signature]  
Ronald Emanuel

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: September 1, 2011

ATI CHICAGO TRUST U/T/A dated August 1, 1997,  
Manager

By: [Signature]  
Kathy Emanuel, Trustee

# UNOFFICIAL COPY

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: September 1, 2011

EMANUEL 1993 SEARS TRUST U/T/A  
dated December 2, 1993

By: Kathy Emanuel  
Kathy Emanuel, Trustee

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor of the first offense and of a Class misdemeanor for subsequent offenses.

# UNOFFICIAL COPY

State of Illinois )  
County of Lake )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald Emanuel, a manager of KWAB, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and deed and as the free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this 1<sup>st</sup> day of September, 2011

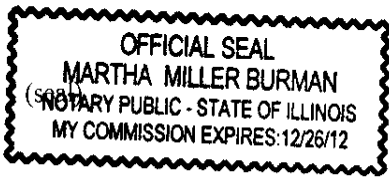


*Martha Miller Burman*  
Notary Public

State of Illinois )  
County of Lake )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kathy Emanuel, trustee of ATI Chicago Trust U/T/A dated August 1, 1997, a manager of KWAB, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such trustee of said trust, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and deed and as the free and voluntary act and deed of said trust for the uses and purposes therein set forth.

Given under my hand and official seal this 1<sup>st</sup> day of September, 2011

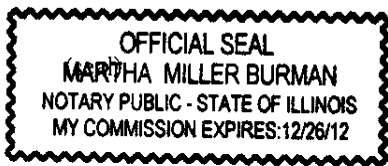


*Martha Miller Burman*  
Notary Public

State of Illinois )  
County of Lake )

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

Given under my hand and official seal this 1<sup>st</sup> day of September, 2011



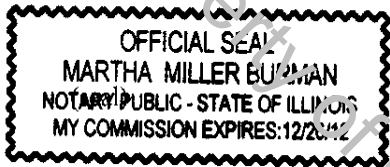
*Martha Miller Burman*  
Notary Public

# UNOFFICIAL COPY

State of Illinois )  
County of Lake )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kathy Emanuel, in her capacity as trustee of the ATI Chicago Trust U/T/A dated August 1, 1997, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such trustee, appeared before me this day in person and acknowledged that's/ he signed and delivered the said instrument as her own free and voluntary act and deed and as the free and voluntary act and deed of said trust for the uses and purposes therein set forth.

Given under my hand and official seal this 1<sup>ST</sup> day of September, 2011

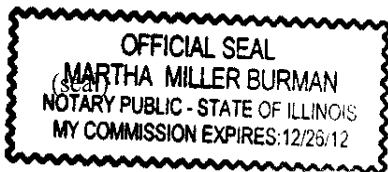


Martha Miller Burman  
Notary Public

State of Illinois )  
County of Lake )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kathy Emanuel, in her capacity as trustee of the Emanuel 1993 Sears Trust U/T/A dated December 2, 1993, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such trustee, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and deed and as the free and voluntary act and deed of said trust for the uses and purposes therein set forth.

Given under my hand and official seal this 1<sup>ST</sup> day of September, 2011



Martha Miller Burman  
Notary Public