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Doc#: 1206804040 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2012 09:31 AM Pg: 1 of 5

**THIS INSTRUMENT WAS
PREPARED BY AND AFTER
RECORDING SHOULD BE
RETURNED TO:**

Krusha Patel
OCEANIA HOLDINGS 24, LLC
640 North LaSalle Street
Suite 638
Chicago, Illinois 60654

**EXEMPT UNDER PROVISIONS
OF PARAGRAPH (c) of
35 ILCS 200/31-45**

Ran _____ 2/27/2012

8886 2390288

QUIT-CLAIM DEED

THE GRANTOR, OCEANIA HOLDINGS 24, LLC, a Delaware limited liability company of 640 North LaSalle Street, Suite 638, Chicago, Illinois, 60654, on this 27 day of Feb, 2012, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and QUIT-CLAIM to EE HOLDINGS 1, LLC, a ^{Illinois} ~~Delaware~~ limited liability company of 640 North LaSalle Street, Suite 638, Chicago, Illinois, 60654, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

See Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Numbers:

16-08-224-001-0000

Address of Real Estate:

447 North Austin, Chicago, Illinois

[Signature Page Follows]

Box 400-CTCC

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SC Y
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IN WITNESS WHEREOF, this Quit Claim Deed has been signed and delivered by Grantor as of the date first above written.

GRANTOR:

OCEANIA HOLDINGS 24, LLC, a Delaware limited liability company

By: [Signature]
Name: FRS BORCHARD
Title: Authorized Signatory

EXEMPT UNDER PARAGRAH (e)
OF §3-33-060 OF THE CHICAGO MUNICIPAL CODE
AND SEC. 200 1-2 (B-6) OR SEC. 200 1-4 (B) OF THE
CHICAGO TRANSACTION TAX ORDINANCE

2/21 2012 [Signature]
Buyer, Seller or Representative

SEND SUBSEQUENT TAX BILLS TO:

Pangea Ventures, LLC
640 N. LaSalle St., Ste. 638
Chicago, IL 60654

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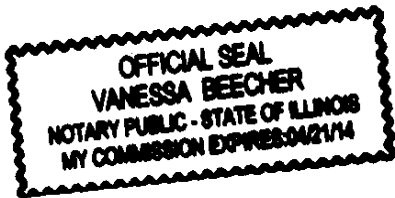
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Pat Borchard, personally known to me to be the same person whose name is subscribed to the foregoing instrument as authorized signatory of Oceania Holdings 24, LLC, a Delaware limited liability company appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and the free and voluntary act of Grantor, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 27 day of Feb., 2012.

Vanessa Beecher
Notary Public

My Commission expires: 4-21-14



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EXHIBIT A

LOTS 68, 69, AND 70 IN HARMON'S SUBDIVISION OF LOTS 345 TO 352, 354 TO 369, AND 371 TO 378 INCLUDED IN AUSTIN'S SUBDIVISION OF BLOCK 13 IN AUSTIN'S SECOND ADDITION TO AUSTINVILLE, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 15 ACRES IN THE NORTH 1/2 OF THE WEST QUARTER OF THE NORTHEAST 1/4 AND R.R. RIGHT OF WAY), ALL IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS


P.I.N. 16-08-224 001-0000
447 North Austin, Chicago, Illinois

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

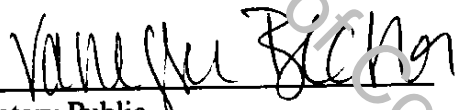
The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantor(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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.



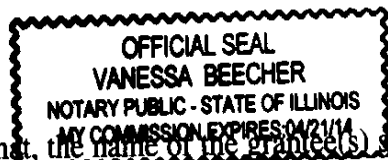
Grantor or Agent

Dated: February 27, 2012


Subscribed and Sworn to before me, this 27 day of February, 2012.



Notary Public



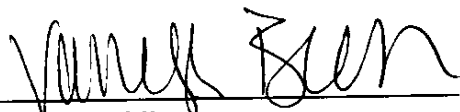
The grantee or grantee's agent affirms and verifies that, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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.



Grantee or Agent

Dated: February 27, 2012

Subscribed and Sworn to before me, this 27 day of February, 2012.



Notary Public

