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Doc#: 1212518053 Fee: \$64.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/04/2012 04:47 PM Pg: 1 of 3

GRANT # 12-0042

PT # GN-1202-00300

EXHIBIT C

QUIT CLAIM DEED

THE GRANTOR, Z & B Properties, LLC, a limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, and pursuant to authority given by the members of said company, CONVEYS and QUITCLAIMS to FE Development V, LLC, an Illinois limited liability company, as GRANTEE, c/o First Eagle Bank, 1201 W. Madison St., Chicago, IL 60607, the following described Real Estate situated in the County of Cook in the State of Illinois, together with all improvements and fixtures situated thereon, to wit:

LOT 13 IN BLOCK 1 IN MAYNARD'S RESUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 6 IN LOT 4 IN MISNER'S SUBDIVISION OF CIRCUIT COURT PARTITION OF POWELL'S ESTATE IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2548 W. Medill Ave., Chicago, IL 60647

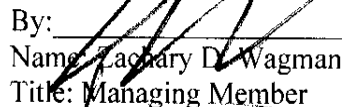
PIN: 13-36-204-016-0000


Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said Grantor, either in law or equity, of, in and to the above described Real estate, with the hereditaments and appurtenances: TO HAVE AND TO HOLD FOREVER.

This Quit Claim Deed is given by Grantor as a deed in lieu of foreclosure. It is the purpose and intent of Grantor and Grantee that the interests of Grantee shall not merge with the interests of Grantee as lender and mortgagee under that certain Mortgage dated May 29, 2007, made or assumed by Grantor and recorded with the Cook County, IL Recorder of Deeds on June 14, 2007, as Document No. 0716546033 .

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its managers as of the 25th day of April, 2012.

Z & B Properties, LLC,

By: 
Name: Zachary D. Wagman
Title: Managing Member

By: 
Name: Barry P. Brandwein
Title: Managing Member

Exempt under provisions of Par. 11 Sec. 200/31-45, Real Estate Transfer Tax Act.

4/30/12
Date

Agent

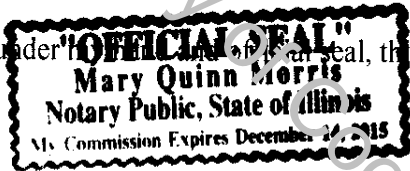

Lisa Vogel Rogers, as agent

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Zachary D. Wagman and Barry P. Brandwein as Managing Members of Z & B Properties, LLC, an Illinois limited liability company, personally known to me to be the same person whose name as such Managing Members of said limited liability company is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary acts, 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 25 day of April, 2012



Mary Quinn Morris
Notary Public

Prepared By and Mail to:

Brandon R. Freud, Esq.
Ruff, Weidenaar & Reidy, Ltd.
222 North LaSalle Street, Suite 700
Chicago, Illinois 60601

City of Chicago
Dept. of Finance
620891



Real Estate
Transfer
Stamp
\$0.00

5/4/2012 16:21
dr00764

Batch 4.528,856

Mail Tax Bills to:

FE Development V, LLC
Attn: Zachary Brown
1201 W. Madison St.
Chicago, IL 60607

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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 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: April 25, 2012

Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN to before me by said Barry Brandwein this 25 day of April, 2012

243 Properties LLC
By Barry Brandwein, Managing Member

[Signature]
Notary Public, State of Illinois
My Commission Expires December 14, 2015

[Signature]

The grantee or his agent affirms and verifies that the name of the grantor 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: April 27, 2012

Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN to before me by said BRANDON R. FREED this 27th day of April, 2012

for FE Development V, LLC

[Signature]
Notary Public

"OFFICIAL SEAL"
VIKTORIYA STRELNIKOV
Notary Public, State of Illinois
My Commission Expires May 04, 2015

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)