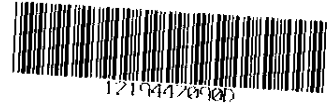


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Doc#: 1219447090 Fee: \$88.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/12/2012 03:48 PM Pg: 1 of 9

GIT (7-10)

4407608

1/3

QUIT CLAIM DEED

Prepared by and Return to:

MATT BROTSCHN
230 W MONROE #230
CHICAGO IL 60666

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[space reserved for recorder's use only]

THIS QUIT CLAIM DEED (the "**Deed**") is made as of June 25, 2012, by WILTHROP EQUITY, LLC, an Illinois limited liability company, JK EQUITY, LLC, an Illinois limited liability company, RICHIE MAN LLC, an Illinois limited liability company, JIMMY CAPITAL LLC, an Illinois limited liability company and CHIPSTER PROPERTIES, a California corporation (collectively, "**Grantors**"), to WINTHROP COMMONS, LLC, an Illinois limited liability company ("**Grantee**"), having an office at 351 N. Chicago Ave., Chicago, Illinois, 60654.

WITNESSETH

That the Grantors for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents do hereby QUIT CLAIM unto Grantee and its successors and assigns FOREVER, all of the real estate, situated in the County of Cook and State of Illinois described on Exhibit A attached hereto and made a part hereof, together with the building structures, fixtures and other improvements affixed to or located on said real estate, together with all rights and appurtenances pertaining to such property, including any right, title and interest of Grantors in and to adjacent streets, alleys or rights of way (the "**Property**").

Nothing contained herein, or in any other document executed and delivered in relation hereto, shall be deemed to constitute any merger of title with respect to the interest of the Grantee hereunder and the interest held by Grantee, as mortgagee, pursuant to a certain Multifamily Mortgage Assignment of Rents and Security Agreement (the "**Mortgage**") dated January 12, 2005, made by Grantors in favor of Independence Community Bank, a Savings Bank organized and existing under the laws of New York ("**ICB**"), and recorded in the Office of the Cook County, Illinois Recorder of Deeds (the "**Recorder**") as Document No. 0502619116. The Mortgage is intended to remain in full force and effect and not be merged, released or extinguished hereby. Grantee expressly retains the right to proceed to foreclosure the Mortgage so as to perfect title free and clear of any junior liens and encumbrances.

Grantors hereby waive any and all redemption rights to which they might otherwise be entitled.

TO HAVE AND TO HOLD the Property, with all privileges and appurtenances unto the Grantee and its successors and assigns forever.

This Deed may be executed in multiple counterparts, each of which, when taken together, shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, Grantors have caused their names to be signed to these presents on the day, month and year first set forth above.

GRANTORS:

WILTHROP EQUITY, LLC,
an Illinois limited liability company

By: [Signature]
Name: John D. Klise
Its: Manager

By: [Signature]
Name: Richard Martin
Its: Manager

By: [Signature]
Name: Michael E. Setteducate
Its: Manager

JK EQUITY, LLC,
an Illinois limited liability company

By: [Signature]
Name: John D. Klise
Its: Manager / Sole Member

RICHIEMAN, LLC
an Illinois limited liability company

By: [Signature]
Name: Richard Martin
Its: Manager / Sole Member

JIMMY CAPITAL, LLC,
an Illinois limited liability company

By: [Signature]
Name: Michael E. Setteducate
Its: Manager / Sole Member

CHIPSTER PROPERTIES,
a California corporation

By: _____
Name: Albert H. L. Rome
Its: President

Exempt under provisions of Paragraph _____, Section _____,
Real Estate Transfer Act.

6/27/2015

[Signature]

Date

By: _____
Name: _____
Its: _____

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IN WITNESS WHEREOF, Grantors have caused their names to be signed to these presents on the day, month and year first set forth above.

GRANTORS:

WILTHROP EQUITY, LLC,
an Illinois limited liability company

By: _____
Name: John D. Klise
Its: Manager

By: _____
Name: Richard Martin
Its: Manager

By: _____
Name: Michael E. Setteducate
Its: Manager

JK EQUITY, LLC,
an Illinois limited liability company

By: _____
Name: John D. Klise
Its: Manager / Sole Member

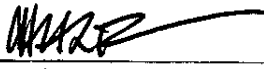
RICHIEMAN, LLC,
an Illinois limited liability company

By: _____
Name: Richard Martin
Its: Manager / Sole Member

JIMMY CAPITAL, LLC,
an Illinois limited liability company

By: _____
Name: Michael E. Setteducate
Its: Manager / Sole Member

CHIPSTER PROPERTIES,
a California corporation

By: 
Name: Albert H. L. Rome
Its: President

Property of Cook County Clerk's Office

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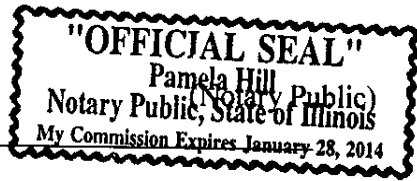
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

Dated: 12/26/12

Signature Pamela Hill

My commission expires: 1/28/14



Cook County Clerk's Office

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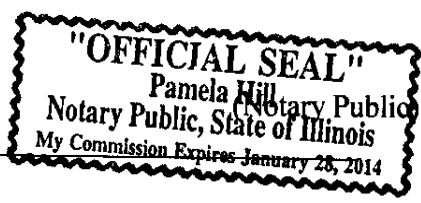
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

Dated: 12/26/12

Signature Pamela Hill

My commission expires: 1/28/14



Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

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

Dated: June 26, 12

Signature Pamela Hill

My commission expires: 1/28/14



Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF CALIFORNIA)
COUNTY OF San Diego)

On 6/25/2012 before me, SHEERIEN NAZARI-ARNO Notary Public, personally appeared ALBERT H.L. ROME, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Sheerien Nazari-Arno* (Seal)



San Diego County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 9 IN BLOCK 4 IN COCHRAN'S ADDITION TO EDGEWATER BEING A SUBDIVISION OF THE SOUTH 1,946 FEET OF THE WEST 1,320 FEET OF THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5718 North Winthrop Avenue, Chicago, Illinois 60640

PIN: 14-05-404-217-0000

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 assignment of beneficial interest in land trust is either a natural person, and 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 6/25, 20 12 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said agent
this 25 day of June,
20 12.

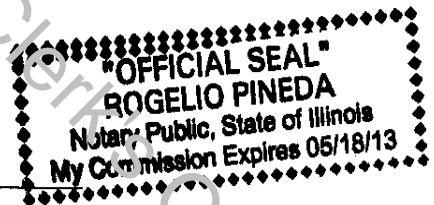


NOTARY PUBLIC [Signature]

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 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.

Date June 25, 2012 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said agent
This 25 day of June,
20 12.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)