

UNOFFICIAL COPY



12229330360

QUIT CLAIM DEED

Doc#: 1222933036 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/16/2012 09:44 AM Pg: 1 of 5

58-78938 DARE 1074

THE GRANTOR, LEOPOLDO RODRIGUEZ of the Village of Bensenville, County of Dupage, State of Illinois for and in consideration of ONE and NO/100 (\$1.00) DOLLARS in hand paid, CONVEYS AND QUIT CLAIMS to LAKZ PROPERTIES, LLC, an Illinois Limited Liability Company, 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

Permanent Real Estate Index Number: 15-14-208-065-0000
15-14-208-073-0000
15-14-208-089-0000
15-14-208-091-0000

Address of Real Estate: 1301-1307 South First Avenue, Maywood, Illinois 60153

Dated this 16TH day of July, 2012

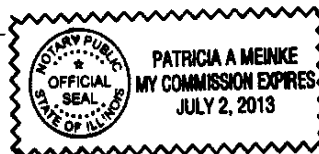
Exempt Under Provisions of Paragraph E, Real Estate Transfer Tax Act


Leopoldo Rodriguez

The undersigned a Notary Public in and for the County of Cook in the State of Illinois, does hereby certify that Leopoldo Rodriguez, personally known to me to be the same person(s) whose name(s) are 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 and purposes therein set forth, including the release and waiver of the right of homestead

GIVEN under my hand and notarial seal this 16th day of July, 2012.


NOTARY PUBLIC



Prepared by and mail to:
ZANE D. SMITH & ASSOCIATES, LTD.
415 N. LaSalle Street - Suite 501
Chicago, IL 60654
(312) 245-0031
(312) 245-0022 - Fax

Box 400-CTCC

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S ✓
P 5
S ✓
SC ✓
INT ✓

UNOFFICIAL COPY**QUIT CLAIM DEED**

THE GRANTOR, LEOPOLDO RODRIGUEZ of the Village of Bensenville, County of Dupage, State of Illinois for and in consideration of ONE and NO/100 (\$1.00) DOLLARS in hand paid, CONVEYS AND QUIT CLAIMS to LARZ PROPERTIES, LLC, an Illinois Limited Liability Company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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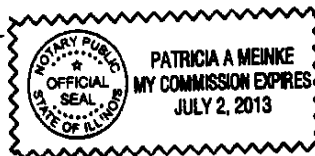
Leopoldo Rodriguez
 Leopoldo Rodriguez

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH
 (13) SECTION 5 OF THE VILLAGE OF
 MAYWOOD REAL ESTATE TRANSFER TAX ORDINANCE.
Denise Wilson 7/27/12
 AUTHORIZED SIGNATURE DATE

The undersigned a Notary Public in and for the County of Cook in the State of Illinois, does hereby certify that Leopoldo Rodriguez, personally known to me to be the same person(s) whose name(s) are 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 and purposes therein set forth, including the release and waiver of the right of homestead

GIVEN under my hand and notarial seal this 16th day of July, 2012.

Patricia A Meinke
 NOTARY PUBLIC



Prepared by and mail to:
 ZANE D. SMITH & ASSOCIATES, LTD.
 415 N. LaSalle Street - Suite 501
 Chicago, IL 60654
 (312) 245-0031
 (312) 245-0022 - Fax

UNOFFICIAL COPY*Exhibit "A"***STREET ADDRESS:** 1301 1ST AVENUE**CITY:** MAYWOOD**COUNTY:** COOK**TAX NUMBER:** 15-14-208-065-0000/073/089/091**LEGAL DESCRIPTION:****PARCEL 1A:****THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT:**

LOTS 1, 2, 3 AND 4, TOGETHER WITH THE VACATED NORTH AND SOUTH ALLEY, 14.00 FEET WIDE, LYING BETWEEN AND ADJOINING SAID LOTS, TOGETHER WITH THE WEST 1/2 AND THE WEST 1.00 FOOT OF THE EAST 1/2 OF VACATED ORCHARD AVENUE LYING EAST OF AND ADJOINING SAID LOTS 3 AND 4 TOGETHER WITH THE NORTH 1/2 OF VACATED EAST AND WEST ALLEY, 14.00 FEET WIDE LYING SOUTH OF AND ADJOINING THE ABOVE DESCRIBED IN BLOCK 3, IN STEELE AND BROWN'S ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE 585 1/2 FEET SOUTH OF AND ADJOINING THE NORTH 504.90 FEET OF THE WEST 1148.00 FEET OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID TRACT OF LAND THE EAST 135.00 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1B:**THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT:**

THAT PART OF LOTS 1, 8, 9, 10, 11, 12 AND THE WEST 3.00 FEET OF LOT 13, LYING NORTH OF THE NORTH LINE OF THE CHICAGO AND GREAT WESTERN RAILROAD RIGHT OF WAY, TOGETHER WITH THE VACATED NORTH AND SOUTH ALLEY, 20.00 FEET WIDE, LYING BETWEEN AND ADJOINING SAID LOTS 1 AND 8, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED EAST AND WEST ALLEY, 14.00 FEET WIDE LYING NORTH OF AND ADJOINING THE ABOVE DESCRIBED, IN BLOCK 1 IN DES PLAINES ADDITION TO MAYWOOD, OF PARTS OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID TRACT OF LAND THE EAST 135 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PARCEL 1C:

EASEMENT FOR THE BENEFIT OF PARCELS 1A AND 1B AFORESAID OF THE SOLE AND EXCLUSIVE RIGHT AND LIBERTY AT ALL TIMES HEREAFTER OF USING AND MAINTAINING, REPAIRING OR REBUILDING A CERTAIN WATER TOWER AND TANK TOGETHER WITH PIPES AND EQUIPMENT INCIDENTAL AND ALL NECESSARY INGRESS AND EGRESS, AS RESERVED IN THE WARRANTY DEED FROM FOX & SON, INC. TO JULIA F. KOWELL DATED DECEMBER 11, 1964 AND FILED JANUARY 8, 1965 AS DOCUMENT LR2190000 AND RECORDED JANUARY 8, 1965 AS DOCUMENT 19352415 AND CREATED BY THE WARRANTY DEED FROM FOX & SON, INC. TO RAY'S SILK SCREEN PAINTING CO., A CORPORATION OF ILLINOIS, DATED OCTOBER 17, 1966 AND RECORDED NOVEMBER 15, 1966 AS DOCUMENT 19993835 UPON, OVER, THROUGH AND FROM A PARCEL OF LAND DESCRIBED AS FOLLOWS:

THE EAST 34.00 FEET OF THE WEST 75.00 FEET OF LOT 4 TOGETHER WITH NORTH 7.50 FEET OF THE EAST 34.00 FEET OF THE WEST 75.00 FEET OF LOT 3, ALL IN BLOCK 4 IN STEELE AND BROWN'S ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE 585 1/2 FEET SOUTH OF AND ADJOINING THE NORTH 504.90 FEET OF THE WEST 1148.00 FEET OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1D:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1A AND 1B, OVER THE EAST 1/2 OF VACATED ORCHARD AVENUE (EXCEPT THE WEST 1 FOOT THEREOF) LYING WEST OF AND ADJOINING LOTS 1 AND 2 IN BLOCK 4 IN SAID STEELE AND BROWNE'S ADDITION TO MAYWOOD TOGETHER WITH THAT PART OF THE EAST AND WEST ALLEY (EXCEPT THE WEST 1 FOOT THEREOF), 14 FEET WIDE, LYING NORTH OF AND ADJOINING LOT 13 IN BLOCK 1 IN SAID DESPLAINES ADDITION TO MAYWOOD, SAID ALLEY LYING BETWEEN A LINE 50 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF GREENWOOD AVENUE EXTENDED SOUTH AND THE WEST LINE OF THE EAST 1/2 OF VACATED ORCHARD AVENUE, EXTENDED SOUTH; TOGETHER WITH THAT PART LYING NORTH OF THE NORTH LINE OF THE CHICAGO AND GREAT WESTERN RAILROAD RIGHT OF WAY, OF LOT 13 (EXCEPT THE WEST 3.00 FEET THEREOF) IN BLOCK 1 IN SAID DESPLAINES ADDITION TO MAYWOOD, AS RESERVED IN A CERTAIN DEED DATED DECEMBER 11, 1964 AND RECORDED AS DOCUMENT 19352415 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**PARCEL 2:**

PART OF LOTS 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14 AND THE NORTH-SOUTH VACATED 20 FOOT ALLEY, ALL IN BLOCK 1 OF DESPLAINES ADDITION TO MAYWOOD, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE EAST SIDE BY THE NORTH-SOUTH CENTER LINE OF SAID LOT 14 IN BLOCK 1; ON THE NORTH SIDE BY A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK IS NOW LOCATED; ON THE WEST SIDE BY THE EAST LINE OF FIRST AVENUE; AND ON THE SOUTH SIDE BY THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 IN BLOCK 1; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 4 IN BLOCK 1 A DISTANCE OF 17 FEET TO A POINT DISTANT 36 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID MAIN TRACK CENTER LINE; THENCE SOUTHEASTERLY PARALLEL WITH SAID MAIN TRACK CENTER LINE A DISTANCE OF 317.5 FEET, MORE OR LESS, TO A POINT ON THE NORTH-SOUTH CENTER LINE OF LOT 14, AFORESAID, IN BLOCK 1 AND THERE TERMINATING, (EXCEPTING THEREFROM THE WEST 135 FEET THEREOF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF FIRST AVENUE) ALL IN SECTION 14, TOWNSHIP 33 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PART OF LOTS 1, 2, 3, 8, 9, 10, 11, 12 AND 13 AND THE VACATED 20 FOOT ALLEY, IN BLOCK 1 OF DES PLAINES ADDITION TO MAYWOOD IN THE NORTHEAST 1/4 SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: ON THE WEST BY THE WEST LINE OF SAID BLOCK 1, (SAID WEST LINE ALSO BEING THE EAST LINE OF FIRST AVENUE); ON THE SOUTH BY A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST SOUTHERLY, OR EASTBOUND MAIN TRACK, OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK IS NOW LOCATED; ON THE EAST BY A LINE PARALLEL WITH AND DISTANT 300 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID BLOCK 1; AND ON THE NORTH BY A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED, (EXCEPTING THEREFROM THE WEST 135 FEET, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF FIRST AVENUE) IN COOK COUNTY, ILLINOIS.

475

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 August 9th, 2012 Signature: Richard E. Freedman
Grantor or Agent

Subscribed and sworn to before me by the

said Richard E. Freedman

this 9th day of August

2012.

Notary Public



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 August 9th, 2012 Signature: Richard E. Freedman
Grantee or Agent

Subscribed and sworn to before me by the

said Richard E. Freedman

this 9th day of August

2012.

Notary Public



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.]