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Chicago Title Insurance Company
**QUIT CLAIM DEED
ILLINOIS STATUTORY**



Doc#: 1333804071 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/04/2013 01:10 PM Pg: 1 of 6

ST 5138982 EA 10 F 7 END

Property of Cook County Clerk's Office

THE GRANTOR(S), Betancourt Properties, Inc., an Illinois corporation, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIMS to 2047 W. Division, LLC, an Illinois Limited Liability Company (GRANTEE'S ADDRESS) 2047 West Division St., Chicago, Illinois 60622 of the County of Cook, 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

SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-06-303-062-0000
Address(es) of Real Estate: 2047 West Division, Unit C1-(a)- Second Floor, Chicago, Illinois 60622

Dated this 29th day of July, 2013

Betancourt Properties, Inc.,
an Illinois corporation

By: _____
Joseph Betancourt
President

REAL ESTATE TRANSFER		09/10/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00
17-06-303-062-0000 20130901601898 VJE2R8		

17-06-303-062-0000 20130901601898 TCGYFV		
	TOTAL:	\$0.00
	CTA:	\$0.00
	CHICAGO:	\$0.00
09/10/2013 REAL ESTATE TRANSFER		

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2013 7/29

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT , Joseph Betancourt President of Betancourt Properties, Inc., an Illinois corporation, 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 official seal, this 29th day of July, 2013



Renata Ponikiewska (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH (D) : (E) SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW
DATE: 7-31-2013

[Signature]
Signature of Buyer, Seller or Representative

Prepared By: Daniel G. Lauer (Attorney at Law)
1424 West Division
Chicago, Illinois 60642

Mail To:
2047 W. Division, LLC
2047 West Division Street
Chicago, Illinois 60622

Name & Address of Taxpayer:
2047 W. Division, LLC
2047 West Division St.
Chicago, Illinois 60622

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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STREET ADDRESS: 2047 W. DIVISION #B
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 17-06-303-006-0000

LEGAL DESCRIPTION:**PARCEL A****PARCEL 1:**

THAT PART OF LOTS 18, 19 AND 20 IN SUBDIVISION OF THE NORTH PART OF BLOCK 1 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOWER LEVEL:

PARCEL C2 - LOWER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +8.17 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +18.00 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.31 FEET; THENCE SOUTH, A DISTANCE OF 54.10 FEET; THENCE WEST, A DISTANCE OF 24.31 FEET; THENCE NORTH, A DISTANCE OF 54.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.33 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 54.10 FEET SOUTH AND 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.31 FEET; THENCE SOUTH, A DISTANCE OF 6.00 FEET; THENCE WEST, A DISTANCE OF 0.20 FEET; THENCE SOUTH, A DISTANCE OF 1.10 FEET; THENCE WEST, A DISTANCE OF 24.11 FEET; THENCE NORTH, A DISTANCE OF 7.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; AND

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.33 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +22.17 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 61.20 FEET SOUTH AND 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.11 FEET; THENCE SOUTH, A DISTANCE OF 35.27 FEET; THENCE WEST, A DISTANCE OF 24.11 FEET; THENCE NORTH, A DISTANCE OF 35.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

FIRST FLOOR:

PARCEL C2 - UPPER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +18.00 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 10.13 FEET SOUTH AND 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.49 FEET; THENCE SOUTH, A DISTANCE OF 43.97 FEET; THENCE WEST, A DISTANCE OF 24.49 FEET; THENCE NORTH, A DISTANCE OF 43.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; AND

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.33 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.50 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 62.03 FEET SOUTH AND 0.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20; THENCE EAST, A DISTANCE OF 24.49 FEET; THENCE SOUTH, A DISTANCE OF 7.10 FEET; THENCE WEST, A DISTANCE OF 24.49 FEET; THENCE NORTH, A DISTANCE OF 7.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS, USE, STRUCTURAL SUPPORT AND UTILITIES FOR THE BENEFIT OF PARCEL 1 OVER THE COMMERCIAL AREAS EXCEPTED FROM THE DECLARATION OF CONDOMINIUM OWNERSHIP, AFORESAID, AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 17, 2006 AS DOCUMENT NUMBER 0632115061.

PARCEL B

PARCEL C2-(a) - LOWER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +9.00 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +18.00 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 5.04 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 15.06 FEET; THENCE EAST, A DISTANCE OF 12.39 FEET; THENCE SOUTH, A DISTANCE OF 10.39 FEET; THENCE WEST, A DISTANCE OF 6.06 FEET; THENCE SOUTH, A DISTANCE OF 4.67 FEET; THENCE WEST, A DISTANCE OF 6.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. 17-06-303-052-0000

PARCEL C2-(b) - LOWER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +9.00 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +18.00 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 0.20 FEET SOUTH AND 17.53 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 20.26 FEET; THENCE EAST, A DISTANCE OF 7.46 FEET; THENCE SOUTH, A DISTANCE OF 20.26 FEET; THENCE WEST, A DISTANCE OF 7.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. 17-06-303-053-0000

PARCEL C2-(c) - LOWER LEVEL: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.00 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +22.17 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 0.20 FEET SOUTH AND 35.74 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 20.89 FEET; THENCE NORTHEAST, A DISTANCE OF 13.02 FEET; THENCE SOUTH, A DISTANCE OF 28.36 FEET; THENCE WEST, A DISTANCE OF 10.63 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. 17-06-303-054-0000

PARCEL C

PARCEL C1-(A) - SECOND FLOOR: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +33.83 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +41.83 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 0.20 FEET OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 20.30 FEET; THENCE EAST, A DISTANCE OF 0.40 FEET; THENCE NORTH, A DISTANCE OF 16.09 FEET; THENCE EAST, A DISTANCE OF 24.06 FEET; THENCE SOUTH, A DISTANCE OF 6.24 FEET; THENCE EAST, A DISTANCE OF 0.92 FEET; THENCE SOUTH, A DISTANCE OF 5.50 FEET; THENCE EAST, A DISTANCE OF 1.00 FOOT; THENCE SOUTH, A DISTANCE OF 14.33 FEET; THENCE EAST, A DISTANCE OF 4.64 FEET; THENCE SOUTH, A DISTANCE OF 10.27 FEET; THENCE WEST, A DISTANCE OF 31.11 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. 17-06-303-062

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EXHIBIT 'A' Legal Description

PARCEL C1-(a)- SECOND FLOOR

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +33.83 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +41.83 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 0.20 FEET OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH, A DISTANCE OF 20.30 FEET; THENCE EAST, A DISTANCE OF 0.40 FEET; THENCE NORTH, A DISTANCE OF 16.09 FEET; THENCE EAST, A DISTANCE OF 24.06 FEET; THENCE SOUTH, A DISTANCE OF 6.24 FEET; THENCE EAST, A DISTANCE OF 0.92 FEET; THENCE SOUTH, A DISTANCE OF 5.50 FEET; THENCE EAST, A DISTANCE OF 1.00 FOOT; THENCE SOUTH, A DISTANCE OF 14.33 FEET; THENCE EAST, A DISTANCE OF 4.64 FEET, THENCE SOUTH, A DISTANCE OF 10.27 FEET; THENCE WEST, A DISTANCE OF 31.11 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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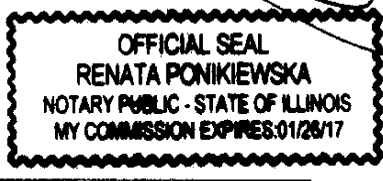
STATEMENT BY GRANTOR AND GRANTEE

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, 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 July 29th, 2013

Signature _____
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID JOSEPH BETANCOURT THIS 29th DAY OF JULY, 2013.



NOTARY PUBLIC Renata Ponikiewska

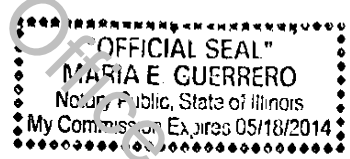
The grantee of his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 31, 2013

Signature _____
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID _____ THIS 31st DAY OF JULY, 2013.

2017 W. Division, LLC
By: Michael W. J. Jeczkowski, as
attorney-in-fact of Scott Weiner, CEO
Manager



NOTARY PUBLIC Maria E Guerrero

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.]