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QUIT-CLAIM DEED

The Grantor, **VB 1224 LOFTS, LLC**, a dissolved Illinois limited liability company, of the City of Chicago, County of Cook, and the State of Illinois, for the consideration of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, and pursuant to authority given by the Managers of said Company, CONVEYS and QUIT-CLAIMS to: **VB INVESTMENT PARTNERS, LLC**, an Illinois limited liability company, whose address is 910 W. Van Buren, PMB 403, CHICAGO, Illinois 60607, all of Grantor's interest in and to the following described Real Estate situated in the County of Cook in the State of Illinois:



Doc#: 1336547065 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/31/2013 02:18 PM Pg: 1 of 3

SEE ATTACHED LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

(ABOVE:)

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

Address of Real Estate: 1224 W. Van Buren St., Unit P-124 Chicago, Illinois 60607

Dated this 17th day of Dec, 2013.

VB 1224 LOFTS LLC,
a dissolved Illinois limited liability company

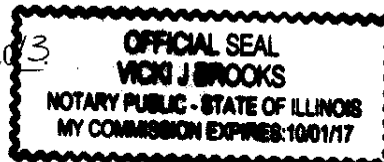
By: [Signature]
James M. Engel, Manager of
Van Buren Development L.L.C., its Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid CERTIFY THAT James M. Engel, personally known to me to be the Manager of Van Buren Development L.L.C., a dissolved Illinois limited liability company, which company is known to me to be the Manager of VB 1224 Lofts, LLC, a dissolved Illinois limited liability company, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said limited liability company, as his free and voluntary act, 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 17th day of Dec, 2013

[Signature] (Notary Public)



This instrument was prepared by: Gael Morris, Lawrence & Morris, 2835 N. Sheffield, Chicago IL 60657
Mail to: VB Investment Partners, LLC, 910 W. Van Buren, PMB 403
Name and Address of Taxpayer: Chicago, IL 60607
VB INVESTMENT PARTNERS, LLC 910 W. Van Buren, PMB 403, CHICAGO, IL 60607

UNOFFICIAL COPY

PIN: 17-17-117-045-1342 Address of Real Estate: 1224 W. Van Buren St., Unit P-124 Chicago, Illinois 60607



EXHIBIT A

LEGAL DESCRIPTION:

UNIT P-124 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VB 1224 LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0710015038, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; ENCROACHMENTS; PUBLIC AND UTILITY EASEMENTS; EXISTING LEASES AND TENANCIES; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITING AND STIPULATED AT LENGTH HEREIN.


REAL ESTATE TRANSFER		12/18/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
TOTAL:		\$0.00

17-17-117-045-1342 | 20131201604374 | 20EQG5

Exempt under provisions of Paragraph 2, Section 4,
Real Estate Transfer Act.

12/18/13
Date

[Signature]
Buyer, Seller or Representative

REAL ESTATE TRANSFER		12/18/2013
	CHICAGO:	\$0.00
CTA:		\$0.00
TOTAL:		\$0.00

17-17-117-045-1342 | 20131201604374 | LN7FMS

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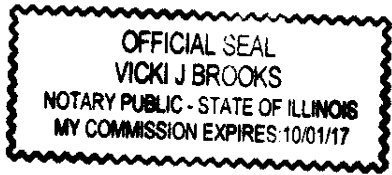
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his or her 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 this 17th day of Dec., 2013

By: [Signature]
Grantor

SUBSCRIBED AND SWORN TO before me
this 17th day of Dec., 2013
[Signature]
Notary Public

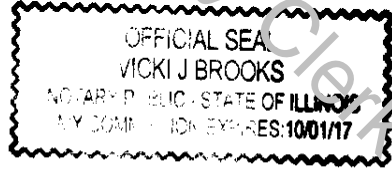


The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 this 17th day of Dec., 2013

By: [Signature]
Grantee

SUBSCRIBED AND SWORN TO before me
this 17th day of Dec., 2013
[Signature]
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 the provisions of §4 of the Illinois Real Estate Transfer Tax Act.)