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QUIT CLAIM DEED Statutory (ILLINOIS)

Prepared by:
Roy L. Bernstein
c/o Arnstein & Lehr LLP
120 S. Riverside Plaza
Suite 1200
Chicago, IL 60606



Doc#: 1419944001 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/18/2014 09:38 AM Pg: 1 of 5

RECORD

THE GRANTOR, **LFAC BROADWAY REALTY, LLC**, an Illinois limited liability company, whose address is 55 East Jackson Boulevard, Suite 500, Chicago, Illinois 60604, for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and QUIT CLAIMS to **624 BELMONT LLC**, an Illinois limited liability company, whose address is 55 East Jackson Boulevard, Suite 500, Chicago, Illinois 60604, all of the Grantor's rights and interest in the following described Premises, situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

PIN: 14-21-313-069-0000

PROPERTY ADDRESS: 620-624 WEST BELMONT AVENUE, CHICAGO, ILLINOIS

In making this conveyance, the Grantor releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This is not homestead property.

City of Chicago
Dept. of Finance
670796

7/18/2014 9:30
dr00193



Real Estate
Transfer
Stamp

\$0.00

Batch 8,511,771

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Exempt under the provisions of Paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Act, 35 ILCS 200/31-45 and Cook County Ord. 93-0-27 par. 4.

7/17/14 *Shah Ryzan* *waiting for water cert.*
 Date Agent

DATED: January 27, 2014

LPAC BROADWAY REALTY, LLC, an Illinois limited liability company

By: *[Signature]*
 Name: LAURENCE H. WEINER
 Its: Manager

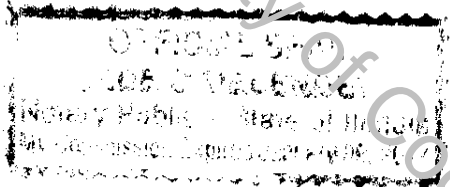
Property of Cook County Clerk's Office

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State of Illinois)
) SS:
 County of Cook)

I, SADE C. MELENDEZ, a Notary Public in and for the County and State aforesaid, do hereby certify that LAURENCE H. WEINER, as Manager of LPAC BROADWAY REALTY, LLC, an Illinois limited liability company, 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 and delivered said instrument as his own free and voluntary act and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27 day of JANUARY, 2014.



Sade Melendez
 Notary Public

Mail Tax Bill to:

624 BELMONT LLC
 55 E. Jackson Blvd., Suite 500
 Chicago, Illinois 60604

Mail Recorded Deed to:

Roy L. Bernstein
 c/o Arnstein & Lehr LLP
 120 S. Riverside Plaza, Ste 1200
 Chicago, IL 60606

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 64.07 FEET OF THE EAST 10 FEET OF LOT 6, THE SOUTH 64.07 FEET OF THE WEST 30.30 FEET OF LOT 5 AND THE NORTH 19.00 FEET OF THE SOUTH 83.07 FEET OF THE EAST 10 FEET OF LOT 6 AND THE NORTH 19 FEET OF THE SOUTH 83.07 FEET OF THE WEST 26.00 FEET OF LOT 5 IN THE SUBDIVISION OF THE EAST 421 FEET OF LOT 29 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY GRANT OF EASEMENT RECORDED AS DOCUMENT 09073116 FOR A NON-EXCLUSVE SURFACE LEVEL EASEMENT AND RIGHT OF WAY (TO A HEIGHT OF 11 FEET ABOVE GROUND) FOR I&E OVER THE FOLLOWING DESCRIBED REAL ESTATE: COMMENCING AT THE SOUTHWEST CORNER OF LOT 5; THENCE WEST ALONG THE SOUTH LINE OF LOT 6, 10 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE WEST LINE OF LOT 5, A DISTANCE OF 83.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED LINE TO THE INTERSECTION WITH THE NORTH LINE OF SAID LOT 6, THENCE EAST ALONG SAID NORTH LINE OF LOT 6, A DISTANCE OF 8 FEET, THENCE SOUTH LONG A LINE PARALLEL WITH THE WEST LINE OF LOT 5, A DISTANCE OF 47 FEET, THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT WHICH IS 83.07 FEET NORTH OF THE SOUTH LINE OF SAID LOT 5 AND 26 FEET EAST OF THE WEST LINE OF SAID LOT, THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF LOT 5, A DISTANCE OF 36 FEET TO THE POINT OF BEGINNING.

PIN: 14-21-313-069-0000

COMMON ADDRESS: 620-624 WEST BELMONT AVENUE, CHICAGO, ILLINOIS

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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 and hold title to real estate under the laws of the State of Illinois.

Dated: July 17, 2014

Signature *Janah Ryszczak*
Grantor's Agent

Subscribed and sworn to before me
by the said Agent this 17th day
of July, 2014.



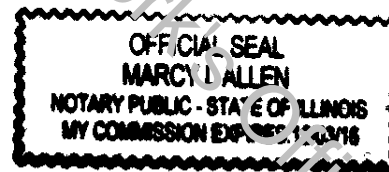
Notary Public *Marcy L. Allen*

The grantee or his/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: July 17, 2014

Signature *Janah Ryszczak*
Grantee's Agent

Subscribed and sworn to before me
by the said Agent this 17th day
of July, 2014.



Notary Public *Marcy L. Allen*

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 Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Tax Act.)