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QUIT CLAIM DEED

ILLINOIS STATUTORY

Individual to LLC

Doc#: 1427356152 Fee: \$44.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/30/2014 01:49 PM Pg: 1 of 4

MAIL TO:

John E. Lovestrand, Esq.
JOHN E. LOVESTRAND, P.C.
30 Green Bay Road
Winnetka, IL 60093

NAME/ADDRESS OF TAXPAYER:

Ashland Acquisitions LLC
1636 North Bosworth, Unit C-1
Chicago, Illinois 60642

RECORDER'S STAMP

The Grantor, **Michael N. Lerner, Jr.**, for the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto the following Grantee(s):

ASHLAND ACQUISITIONS LLC, an Illinois limited liability company

the parcel of real estate situated Cook County, Illinois, legally described on the exhibit attached hereto and incorporated herein by reference.

Permanent Index Number: **17-05-115-091-1009**

Commonly Known As: Unit **303** in the *Alliance on Ashland Condominium*,
1309 North Ashland Avenue, Chicago, Illinois 60622

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2014 and subsequent.

This is NOT homestead property of the Grantor.

In Witness Whereof, the said Grantor has caused its name to be signed to these presents this 27th day of August, 2014.

By: X



Michael N. Lerner, Jr.

EXEMPT UNDER THE PROVISIONS OF
PARAGRAPH 4 E OF THE REAL ESTATE
TRANSFER TAX ACT DATE 9-11-14



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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its agent affirms that, to the best of its 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 (such as a land trust) recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

For **Grantor**:

Michael N. Lerner, Jr.

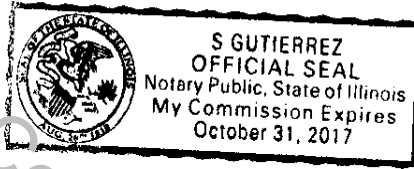
By: X

Michael N. Lerner, Jr.

Dated: August 27, 2014

Subscribed and sworn to before me
August 27, 2014.

[Signature]
Notary Public



The Grantee or its agent affirms and verifies that 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 (such as a land trust) recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

For **Grantee**:

Ashland Acquisitions, LLC

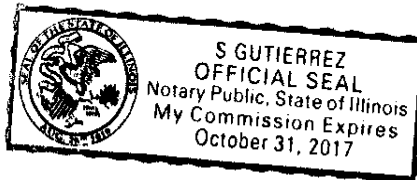
By: X

Michael N. Lerner, Its Manager

Dated August 27, 2014

Subscribed and sworn to before me
August 27, 2014.

[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.

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JOHN LOVETRAN
As an Agent for Fidelity National Title Insurance Company
30 GREEN BAY ROAD WINNETKA, IL 60093

Commitment Number: PT14_02232AA3

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
1309 ASHLAND AVE. #303
CHICAGO, IL 60622
Cook County

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT 303, IN THE ALLIANCE ON ASHLAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 43 TO 45 IN THOMAS HURFORD'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 1 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 (EXCEPT THAT PART TAKEN FOR WIDENING ASHLAND AVENUE) EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0625845053, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-6, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED S DOCUMENT 0625845053.

17-05-115-091-1009