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QUIT CLAIM DEED ILLINOIS STATUTORY



Doc#: 1431018052 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/06/2014 01:36 PM Pg: 1 of 7

Property of Cook County Clerk's Office

THE GRANTOR, SHUBERT DEVELOPMENT PARTNERS, LLC, a Colorado limited liability company, whose address is 270 Saint Paul Street, Suite 300, Denver, CO 80206, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to KLAIRMONT FAMILY ASSOCIATES, L.P., an Illinois limited partnership, located at 4747 West Peterson Avenue, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION


Permanent Tax Identification Number: 13-27-301-008-0000
Commonly known as: Portions of the 4600 Block of West Diversey Ave., Chicago, IL 60639

This is not homestead property and is not subject to the Homestead Exemption Laws of the State of Illinois. Together with the tenements and appurtenances thereunto belonging.

Dated this 28th day of October, 2014.

GRANTOR:

SHUBERT DEVELOPMENT PARTNERS, LLC, a
Colorado limited liability company

By: 
Name: Chris Manley
Title: Authorized Signatory

Box 400-CTCC

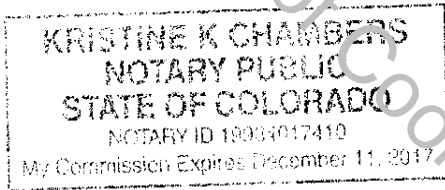
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10/2

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STATE OF COLORADO)
) SS.
CITY AND COUNTY OF DENVER)

I, Kristine K. Chambers, a Notary Public in and for said City and County, in the State aforesaid, do hereby certify that CHRIS MANLEY, authorized signatory of SHUBERT DEVELOPMENT PARTNERS, LLC, a Colorado limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 28th day of October, 2014.



Kristine K. Chambers
NOTARY PUBLIC

Exempt under provisions of Section 200/31-45, Paragraph (e) of Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e). Transfer in which transfer price was less than \$100.

October 28, 2014
Date

[Signature]
Seller Representative

This document prepared by:
Adam B. Rome
Greiman, Rome & Griesmeyer, LLC
200 West Madison Street, Suite 755
Chicago, Illinois 60606

Send Subsequent Tax Bills to:
Klaimont Family Associates, L.P.
c/o Alfred Klaimont
4747 West Peterson
Chicago, IL 60646

After Recording Return To:
Louis Pretekin
Imperial Realty Company
4747 West Peterson Avenue
Chicago, Illinois 60646

City of Chicago
Dept. of Finance
677-456



Real Estate
Transfer
Stamp

11/4/2014 10:05
dr00347

\$0.00

Batch 9,000,873

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LEGAL DESCRIPTION

PARCEL B1 (AKA SWAP PARCEL 1)

THAT PART OF LOTS 7, 8, 9 AND 10 AND THAT PART OF VACATED WEST PARKER AVENUE, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 10 AND LYING WEST OF VACATED NORTH KENTON AVENUE, ALL IN BLOCK 3 IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 02 DEGREES 00 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE OF SAID VACATED NORTH KENTON AVENUE, 45.89 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 42 SECONDS WEST, 62.08 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 22 SECONDS WEST, 151.14 FEET TO A POINT ON A CURVE BEING 9 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH LINE "A"; (LINE "A" BEING NEARLY THE CENTER LINE OF THE FORMER SWITCH TRACK AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 10, A DISTANCE OF 22 FEET 6 INCHES NORTH OF THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTHWESTERLY ON A CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 372 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 9 FEET 4 1/4 INCHES EAST OF THE NORTHWEST CORNER THEREOF;) THENCE SOUTHEASTERLY 64.55 FEET, ALONG THE ARC OF SAID CONCENTRIC CIRCLE, HAVING A RADIUS OF 363.00 FEET AND WHOSE CHORD BEARS SOUTH 35 DEGREES 55 MINUTES 38 SECONDS EAST, 64.47 FEET TO A POINT ON LINE "B"; (LINE "B" BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 3; THENCE SOUTHEASTERLY AT A RADIUS OF 355.06 FEET, AN ARC DISTANCE OF 182.95 FEET MORE OR LESS THEREOF TO A POINT 2.13 FEET WEST OF THE SOUTHEAST CORNER OF LOT 10;) THENCE SOUTHEASTERLY 57.04 FEET, ALONG SAID LINE "B" BEING THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 355.06 FEET AND WHOSE CHORD BEARS SOUTH 25 DEGREES 08 MINUTES 25 SECONDS EAST, 56.98 FEET TO A POINT ON A NON-TANGENT LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 10; THENCE NORTH 88 DEGREES 34 MINUTES 17 SECONDS EAST, ALONG SAID LAST DESCRIBED LINE, 2.13 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL B2 (AKA SWAP PARCEL 2)

THAT PART OF LOT 10 IN BLOCK 3, IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH WEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, 0.87 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON A CURVE 9 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH LINE "A"; (LINE "A" BEING NEARLY THE CENTER LINE OF THE FORMER SWITCH TRACK AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 10, A DISTANCE OF 22 FEET 6 INCHES NORTH OF THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTHWESTERLY ON A CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 372 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 9 FEET 4 1/4 INCHES EAST OF THE NORTHWEST CORNER THEREOF;) THENCE SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 1.26 FEET TO A POINT ON LINE "B"; (LINE "B" BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 3; THENCE SOUTHEASTERLY AT A RADIUS OF 355.06 FEET, AN ARC DISTANCE OF 182.95 FEET MORE OR LESS THEREOF TO A POINT 2.13 FEET WEST OF THE SOUTHEAST CORNER OF LOT 10;) THENCE NORTHWESTERLY 57.04 FEET, ALONG SAID LINE "B", BEING THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 355.06 FEET AND WHOSE CHORD BEARS NORTH 25 DEGREES 08 MINUTES 25 SECONDS WEST, 56.98 FEET TO A POINT ON A CURVE 9 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH SAID LINE "A"; THENCE SOUTHEASTERLY 57.56 FEET, ALONG SAID CONCENTRIC CURVE, BEING THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 363.00 FEET AND WHOSE CHORD BEARS SOUTH 26 DEGREES 17 MINUTES 26 SECONDS EAST, 57.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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PARCEL B3 (AKA SWAP PARCEL 3)

THAT PART OF LOTS 7, 8, 9 AND 10 IN BLOCK 3 IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF LOT 6, SAID POINT ALSO BEING ON LINE "B"; (LINE "B" BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 3; THENCE SOUTHEASTERLY AT A RADIUS OF 355.06 FEET, AN ARC DISTANCE OF 182.95 FEET MORE OR LESS THEREOF TO A POINT 2.13 FEET WEST OF THE SOUTHEAST CORNER OF LOT 10.) THENCE SOUTHEASTERLY 59.90 FEET, ALONG SAID LINE "B" BEING THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 355.06 FEET AND WHOSE CHORD BEARS SOUTH 45 DEGREES 13 MINUTES 39 SECONDS EAST, 59.83 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTHEASTERLY 66.01 FEET, ALONG SAID LINE "B" BEING THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 355.06 FEET AND WHOSE CHORD BEARS SOUTH 35 DEGREES 04 MINUTES 06 SECONDS EAST, 65.91 FEET TO A POINT ON A CURVE BEING 2 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH LINE "A"; (LINE "A" BEING NEARLY THE CENTER LINE OF THE FORMER SWITCH TRACK AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 10, A DISTANCE OF 22 FEET 6 INCHES NORTH OF THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTHWESTERLY ON A CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 372 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 9 FEET 4 1/4 INCHES EAST OF THE NORTHWEST CORNER THEREOF;) THENCE NORTHWESTERLY 64.55 FEET, ALONG SAID CONCENTRIC CIRCLE, HAVING A RADIUS OF 363.00 FEET AND WHOSE CHORD BEARS NORTH 35 DEGREES 55 MINUTES 38 SECONDS WEST, 64.47 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 01 DEGREES 24 MINUTES 22 SECONDS WEST, ALONG SAID NON-TANGENT LINE, 1.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 13-27-301-008-0000

Property Address: Portions of the 4600 Block of West Diversey Avenue, Chicago, Illinois 60634

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STATEMENT BY GRANTOR AND GRANTEE

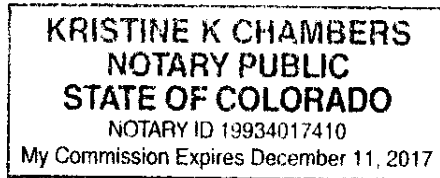
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: July 22, 2014

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me this 22nd day of July, 2014.

[Signature]
NOTARY PUBLIC



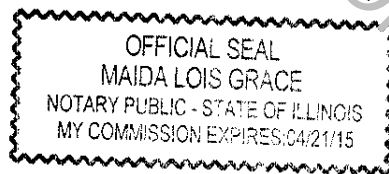
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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: 10/28, 2014

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me this 28th day of October, 2014.

[Signature]
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.

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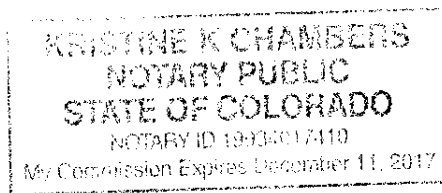
STATEMENT BY GRANTOR AND GRANTEE

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, 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: October 28, 2014

Signature: _____
Grantor or Agent

Subscribed and sworn to before me this 28th day of October, 2014.



Kristine K. Chambers
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 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: _____, 2014

Signature: _____
Grantee or Agent

Subscribed and sworn to before me this _____ day of _____, 2014.

NOTARY PUBLIC

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.