

# UNOFFICIAL COPY

**Quit Claim Deed**  
Statutory (Illinois)  
Corporation to Corporation

The GRANTOR, SUSTAINABUILD LLC, an Illinois series limited liability company,



Doc#: 1510519062 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/15/2015 10:53 AM Pg: 1 of 4

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Manager of said series limited liability company, CONVEYS and QUIT CLAIMS to

SUSTAINABUILD LLC – OFFICE SERIES, an Illinois series limited liability company, of 538 N Western Ave., Chicago, Illinois 60612,

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED.

Exempt under provisions of Paragraph E  
Section 4, of the Real Estate Transfer Tax Act.

4-14-15 [Signature]  
Date Attorney Representative

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph(s) E of Section 200.1-2B6 of said Ordinance.

4-14-15 [Signature]  
Date Buyer, Seller or Representative

SUBJECT TO: General real estate taxes for 2014 and subsequent years.

Permanent Real Estate Index Number(s): 16-12-218-042-1001

Address(es) of Real Estate: 538 N. Western Ave., Chicago, Illinois 60612

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 14<sup>th</sup> day of April, 2015.

SUSTAINABUILD LLC, an Illinois series limited liability company

By: [Signature]  
Igor Petrukhchak, Pres. of Progroup Development, Inc., Manager

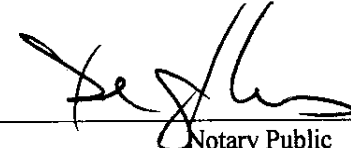
CCRD REVIEWER [Signature]

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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, DO HEREBY CERTIFY that Igor Petrushchak, personally known to me to be the President of Progroup Development, Inc., an Illinois corporation, manager of Sustainabuild LLC, an Illinois series limited liability company, and personally 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 as such President, he signed and delivered the said instrument pursuant to authority given by said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth

Given under my hand and seal, this 14<sup>TH</sup> day of April, 2015.

Commission expires: 12-8-18  Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



City of Chicago  
Dept. of Finance  
**685881**



Real Estate  
Transfer  
Stamp  
**\$0.00**

4/15/2015 10:45  
dr00111

Batch 9,707,562

Mail to:

Law Offices of Kulas & Kulas, P.C.  
2329 W. Chicago Ave.  
Chicago, Illinois 60622

Send subsequent tax bills to:

Sustainabuild, LLC  
538 N. Western Ave,  
Chicago, Illinois 60612

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## Legal Description

UNIT 538 IN OHIO WEST LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3 AND 4 IN BLOCK 1 (EXCEPT THEREFROM THAT PARTY LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN) IN GAGE AND MCKEY'S SUBDIVISION OF BLOCK 9 IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 28, 1992 AS DOCUMENT 92369446, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

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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.

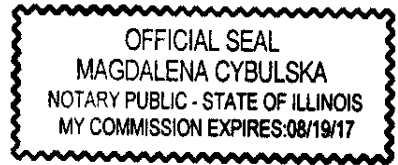
Dated APRIL 15, 2015.

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me

by the said Grantor  
this 15<sup>th</sup> day of April, 2015.



Notary Public Magdalena Cybulska

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 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.

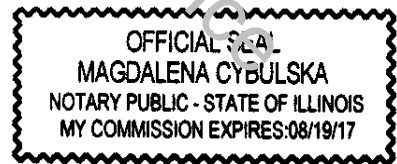
Dated APRIL 15, 2015.

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me

by the said Grantee  
this 15<sup>th</sup> day of April, 2015.



Notary Public Magdalena Cybulska

**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 Section 4 of the Illinois Real Estate Transfer Tax Act.)