

UNOFFICIAL COPY

QUIT CLAIM DEED



Doc#: 1515229006 Fee: \$60.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/01/2015 11:35 AM Pg: 1 of 6

THE GRANTOR, First National Acquisitions, LLC, an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN DOLLARS AND NO./100 (\$10.00) and other good and valuable consideration, in hand paid, **CONVEYS AND QUIT CLAIMS** to Pivot Urban LLC; all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Address of Property: See Attached

Together with the tenements and appurtenances thereunto belonging.

SUBJECT TO: covenants, conditions and restrictions of record; parties in possession; private, public and utility easements and roads and highways; party wall rights and agreements, if any; all outstanding real estate taxes, whether those taxes are delinquent, sold, forfeited or not yet due and/or payable; city code/ordinance violations and/or judgements; special taxes of assessments for improvements not yet completed; installments not due at the date thereof of any special tax or improvements heretofore completed.

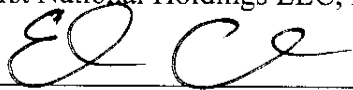
PROPERTY BEING CONVEYED IN "AS IS" AND "WHERE IS" CONDITION.

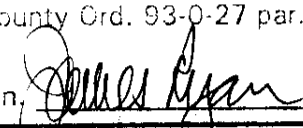
THIS IS NOT HOMESTEAD PROPERTY.

Permanent Index Number(s): See Attached

Dated this 23rd day of April 2015.

First National Acquisitions, LLC, an Illinois Limited Liability Company
By: First National Holdings LLC, Its Sole Member

By 
Eli Davis
Manager

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. u and Cook County Ord. 93-0-27 par. e
Date 6-1-15 Sign. 

CCORDRECORDED 

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City of Chicago
Dept. of Finance
688398



Real Estate
Transfer
Stamp

\$0.00

Batch 9 923 089

5/29/2015 11:31
dr00193

688402



Real Estate
Transfer
Stamp

\$0.00

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City of Chicago
Dept. of Finance
688399



Real Estate
Transfer
Stamp

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City of Chicago
Dept. of Finance
688403



Real Estate
Transfer
Stamp

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5/29/2015 11:31
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City of Chicago
Dept. of Finance
688400



Real Estate
Transfer
Stamp

\$0.00

Batch 9 923 089

5/29/2015 11:31
dr00193

City of Chicago
Dept. of Finance
688404



Real Estate
Transfer
Stamp

\$0.00

Batch 9 923 089

5/29/2015 11:31
dr00193

City of Chicago
Dept. of Finance
688401



Real Estate
Transfer
Stamp

\$0.00

Batch 9 923 089

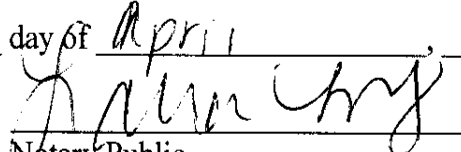
5/29/2015 11:31
dr00193

Property of Cook County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF COOK} ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eli Davis personally known to me to be the Manager of First National Holdings, LLC., a Delaware limited liability company, appeared before me this day in person, and acknowledged that as such Manager and Authorized Agent, he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 23 day of April, 2015

 Notary Public

My commission expires on 6/20/15.



This instrument was prepared by Stephen Deery, 120 N LaSalle St #2900, Chicago, IL 60602

Mail to:

Pivot Urban LLC
 325 W Huron St
 Suite 701
 Chicago, IL 60654

Name and Address of Taxpayer:

Pivot Urban LLC
 325 W Huron St
 Suite 701
 Chicago, IL 60654

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EXHIBIT A

Parcel 1: LOT 14 IN EDWARD CASEY'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 6 ACRES OF THE SOUTH ½ OF THE WEST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ EAST OF THE EAST LINE OF GARFIELD BOULEVARD OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY LOCATED AT: 1113 S. INDEPENDENCE BOULEVARD, CHICAGO, ILLINOIS

Permanent Index Number: 16-14-325-006-0000

Parcel 2: LOT 40 IN BLOCK 5 IN MCBRIDE SPENCER AND UNDERWOOD'S SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ SOUTH OF ARCHER ROAD, IN SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1872 AS DOCUMENT NUMBER 41079 IN COOK COUNTY, ILLINOIS.

Property Located At: 4216 S. FRANCISCO AVENUE, CHICAGO, ILLINOIS

Permanent Index Number: 19-01-130-024-0000

Parcel 3: LOT 14 IN BLOCK 8 IN WATERMAN'S ADDITION TO MORRELL PARK AND ELSDON, BEING THE EAST ¾ OF THE NORTH ½ OF THE SOUTHEAST ¼ IN SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY LOCATED AT: 5235 S. TRUMBULL AVENUE, CHICAGO, ILLINOIS

Permanent Index Number: 19-11-408-014-0000

Parcel 4: LOT 4 IN T.W. KIRBY'S SUBDIVISION OF LOT 24 IN IGLEHART'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY LOCATED AT: 5356 SOUTH DAMEN AVENUE, CHICAGO, ILLINOIS

Permanent Index Number: 20-07-317-019-0000

Parcel 5: LOT 80 (EXCEPT THE SOUTH 1 FOOT THEREOF) AND THE SOUTH 9 INCHES OF LOT 79 IN FRED GROSSMAN'S SUBDIVISION OF LOTS 2 AND 3 IN THE SUBDIVISION OF PART OF LOTS 3 AND 4 IN THE SCHOOL'S TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY LOCATED AT: 5640 SOUTH LASALLE STREET, CHICAGO, ILLINOIS

Permanent Index Number: 20-16-204-058-0000

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Parcel 6: LOT 31 IN BLOCK 2 IN EAST CHICAGO LAWN J.A. CAMBELL'S SUBDIVISION OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY LOCATED AT: 6353 SOUTH ALBANY AVENUE, CHICAGO, ILLINOIS
Permanent Index Number: 19-24-102-020-0000

Parcel 7: THE NORTHWESTERLY 60 FEET OF LOT 106 IN DIVISION ONE IN WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST ½ OF THE SOUTHWEST ¼ AND THE FRACTIONAL SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY LOCATED AT: 7816 S. SOUTH SHORE DRIVE, CHICAGO, ILLINOIS
Permanent Index Number: 21-30-415-031-0000

Property of Cook County Clerk's Office

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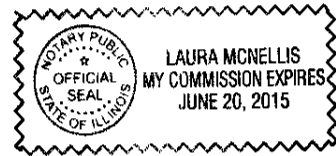
STATEMENT BY GRANTOR AND GRANTEE

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 May 7, 2015

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Tom Diamantopoulos
This 7 day of May, 2015
Notary Public [Signature]

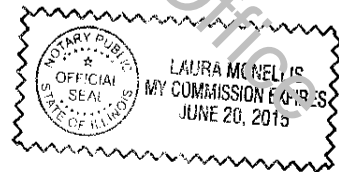


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date May 7, 2015

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Gaude Jones
This 7 day of May, 2015
Notary Public [Signature]



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