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QUIT CLAIM DEED



Doc#: 1516222037 Fee: \$58.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/11/2015 09:29 AM Pg: 1 of 5

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 Green Valley 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

CRD REVIEWER 

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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.

[Signature]
Notary Public

My commission expires on 6/20/15.



This instrument was prepared by Stephen Deely, 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

Exempt under Real Estate Transfer Tax Law 06 ILCS 200/21-46
sub par. e and Cook County Ord. 93-0-27 par. 4
Date: 6-11-15 Sign: [Signature]

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EXHIBIT A

PARCEL 1: THE SOUTH $\frac{1}{2}$ OF LOT 13 AND ALL OF LOTS 14 AND 15 IN BLOCK 228 IN HARVEY, A SUBDIVISION OF THE SOUTH WEST $\frac{1}{4}$ OF THE SOUTH EAST $\frac{1}{4}$ AND THE SOUTH WEST FRACTIONAL $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF INDIAN BOUNDARY LINE OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO AND GRAND TRUNK RAILROAD AND EAST OF THE CHICAGO AND VINCENNES ROAD AS PER PLAT RECORDED NOVEMBER 2, 1892, AS DOCUMENT 1761486, IN BOOK 58 OF PLATS, PAGES 7 AND 8 IN COOK COUNTY, ILLINOIS.

Property Located At: 14220 SOUTH HONORE AVENUE, DIXMOOR, ILLINOIS
Permanent Index Number(s): 29-06-421-050-00000

PARCEL 2: LOTS 24, 25, 26, 27 AND 28 IN BLOCK 229 IN HARVEY, A SUBDIVISION OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ AND THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, ALSO THAT PART OF THE NORTH FRACTIONAL HALF NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CHICAGO AND GRAND TRUNK RAILROAD AND EAST OF CHICAGO AND VINCENNES ROAD AS PER PLAT THEREOF RECORDED NOVEMBER 2, 1892 AS DOCUMENT 1761486 IN BOOK 58 OF PLATS, PAGES 7 AND 8 IN COOK COUNTY, ILLINOIS.

Property Located At: 14230-14258 SOUTH WOOD STREET, DIXMOOR, ILLINOIS 60426
Permanent Index Number(s): 29-06-422-045-0000, 29-06-422-046-0000, and 29-06-422-047-0000

PARCEL 3: LOT 26 IN BLOCK 227 IN HARVEY, A SUBDIVISION OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ AND THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE ALSO OF THAT PART OF THE NORTH FRACTIONAL $\frac{1}{2}$ NORTH OF THE INDIAN BOUNDARY LINE IN SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF CHICAGO AND GRAND TRUNK RAILROAD AND EAST OF THE CHICAGO AND VINCENNES ROAD, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1892 AS DOCUMENT NUMBER 1761486 IN BOOK 53 OF PLATS PAGE 7 AND 8 IN COOK COUNTY, ILLINOIS.

Property Located At: 14232 SOUTH LINCOLN AVENUE, DIXMOOR, ILLINOIS
Permanent Index Number(s): 29-06-420-044-0000

PARCEL 4: LOTS 45 AND 46 (EXCEPT THAT PART OF LOT 46 LYING NORTHWESTERLY OF A LINE EXTENDED FROM THE WEST LINE OF LOT 46 AFORESAID 26.02 FEET SOUTH OF NORTHWEST CORNER THEREOF TO THE NORTH LINE OF SAID LOT 46, 100 FEET WEST OF THE NORTHEAST CORNER THEREOF), ALL IN BLOCK 15 IN REXFORD AND BELLAMY'S ADDITION TO HARVEY BEING A SUBDIVISION OF PART OF THE NORTH FRACTIONAL HALF OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE ALSO OF THE NORTHWEST $\frac{1}{4}$ OF

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THE NORTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 7, AFORESAID LYING SOUTH OF THE INDIAN BOUNDARY LINE AND SOUTHWESTERLY OF GRAND TRUNCK RAILROAD RIGHT OF WAY THEREOF RECORDED JUNE 27, 1892 AS DOCUMENT NO # 1690854 IN BOOK 55 OF PLATS PAGE 33 IN COOK COUNTY, ILLINOIS.

Property Located At: THE SOUTHWEST CORNER OF OAKLEY AVE. AND 144TH ST. (53.5 FEET OF FRONTAGE ON OAKLEY AVE.) DIXMOOR, ILLINOIS.

Permanent Index Number(s): 29-07-121-023-0000 AND 29-07-121-024-0000

PARCEL 5: LOTS 1 AND 2, IN BLOCK 259, IN SUBDIVISION OF THE NORTH 10 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SOUTH OF INDIAN BOUNDARY LINE, OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THAT PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF INDIAN BOUNDARY LINE, LYING EAST OF WESTERN AVENUE AND SOUTH OF CENTER OF 145TH STREET, ACCORDING TO PLAT RECORDED FEBRUARY 11, 1897, AS DOCUMENT 2497692 IN BOOK 72 OF PLATS, PAGE 14, IN COOK COUNTY, ILLINOIS.

Property Located At: ON THE SOUTHWEST CORNER OF 145TH STREET AND DAVIS STREET IN DIXMOOR, ILLINOIS.

Permanent Index Number(s): 29-07-127-049-0000

PARCEL 6: LOTS 31 AND 32 IN BLOCK 5 IN CHASE AND DYER'S SUBDIVISION OF THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 LYING EAST OF WESTERN AVENUE EXCEPT SO MUCH AS LIES WITHIN THE NORTH 10 ACRES EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Located At: 2312-2314 JOLIET AVENUE, DIXMOOR, ILLINOIS

Permanent Index Number(s): 29-07-136-031-0000 AND 29-07-136-032-0000

Property of Cook County Clerk's Office

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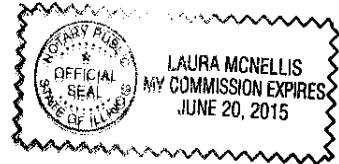
STATEMENT BY GRANTOR AND GRANTEE

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]

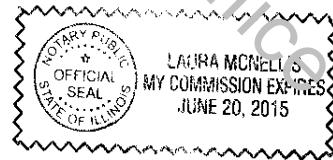


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Gladys Jones
This 23, day of April, 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.)