UNOFFICIAL COPY

This instrument prepared by and after recording return to:

Gregory M. Linde
NIXON PEABODY LLP
Three First National Plaza
70 West Madison – Suite 3500

Chicago, Illinois 60602

Send future tax bills to:

Fairview Sation South, LLC 7100 North Ociole Avenue Chicago, Illinois 50631



Doc#: 1518222002 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 07/01/2015 08:17 AM Pg: 1 of 4

ILLINOIS STATUTORY QUITCLAIM DEED

The **GRANTOR**, 20 SOUTH FAIRVIEW LLC, an Illinois limited liability company, whose address is 7100 North Oriole Avenue, Chicago, Illinois 60631, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and vaivable consideration in hand paid, hereby **CONVEYS AND QUITCLAIMS** unto the **GRANTEE**, FAIRVIEW STATION SOUTH, LLC, an Illinois liability company, whose address is 7100 North Oriole Avenue, Chicago, Illinois 60631, all interest of Grantor in the Real Estate situated in the County of Cook, in the State of Illinois, and legally described on **Exhibit** A attached hereto and incorporated herein by this reference, together with the tenements and appurtenances thereunto belonging.

Property Address:

20 South Fairview Avenue, Park Riog, Illinois 60068

P.I.N.:

09-35-202-017-0000

[Remainder of Page Intentionally Left Blank; Signatures Appear on Following Page]

CCRD REVIEWER____

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IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this day of June, 2015.

GRANTOR:

20 SOUTH FAIRVIEW LLC, an Illinois limited liability company

Name: PATRICK
Title: MANAGE

This Deed is except under provisions of Paragraph (e) of Section 45 of the Illinois Real Estate Transfer Tax Act (35 ILCS 200/31-45 (e)).

Dated: June 9, 2015

By: Name:

NOTARY ACKNOWLEDGEMENT

STATE OF ILLINOIS

))SS

COUNTY OF COOK

The undersigned, a Notary Public in and for said County, in the Sace aforesaid, do HEREBY CERTIFY that Patrick J. O'Flaherty, 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 he signed and delivered the said instrument of her own free and voluntary act.

GIVEN under my hand and Notarial seal this 9th day of June, 2015

NOTARY PUBLIC

My Commission Expires:

OFFICIAL SEAL
VICTORIA MCELROY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/02/16

CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO.40786

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EXHIBIT A

LEGAL DESCRIPTION

LOT 18, IN BLOCK 5, IN L. HODGES ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property A diess:

TODORAN OF COOK COUNTY CLERK'S OFFICE

P.I.N.:

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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 grantor 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.

State of Illinois.
Dated: June 9 , 2015 Signature: rantor or Agent
Subscribed and sworn to before me by the said Joyce Affiant
this 9th day of 2015. OFFICIAL SEAL VICTORIA MCELROY
Notary Public NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/02/16
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 acquired 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: June 9 , 2015 Signature: Dhuk Gray
Crantee or Agent
Subscribed and sworn to before me by the said John R. Joyce
this 9th day of June, 2015. Affiant OFFICIAL SEAL VICTORIA LOSS TO
Notary Public VICTORIA MCELROY NOTAF Y PUBLIC - STATE OF ILLINOIS MY COMM'S JON EXPIRES:08/02/16
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.