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8978157-201510932-002
This instrument prepared by and
after recording return to: *CEB*
1-43



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

Gregory M. Linde
NIXON PEABODY LLP
Three First National Plaza
70 West Madison – Suite 3500
Chicago, Illinois 60602

Send future tax bills to:

Fairview Station South, LLC
7100 North Oriole Avenue
Chicago, Illinois 60631

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 valuable 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 Ridge, Illinois 60068

P.I.N.: 09-35-202-017-0000

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

CCRD REVIEWER

UNOFFICIAL COPY

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 Address: 20 South Fairview Avenue, Park Ridge, Illinois 60068

P.I.N.: 09-35-202-017-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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.

Dated: June 9, 2015

Signature: *John R. Joyce*
Grantor or Agent

Subscribed and sworn to before me by the said John R. Joyce
Affiant

this 9th day of June, 2015.

Notary Public *Victoria Mcelroy*



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.

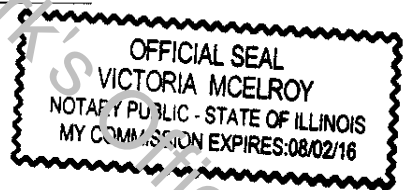
Dated: June 9, 2015

Signature: *John R. Joyce*
Grantee or Agent

Subscribed and sworn to before me by the said John R. Joyce
Affiant

this 9th day of June, 2015.

Notary Public *Victoria Mcelroy*



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.