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Doc#: 1519112068 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/10/2015 02:03 PM Pg: 1 of 3

4054

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AFFIDAVIT OF ADVERSE POSSESSION

150119380F

State of Illinois
County of COOK:

CCP Fairfield LLC hereby affirms that it is the owner of the real estate having a common address of: 1840-1854 S. Fairfield, Chicago, Illinois, said land is legally described as follows:

See Exhibit "A" attached hereto

(601.4)

Permanent Index Number: See attached Exhibit "A"

The undersigned CCP Fairfield LLC affirms that they or, to the best of their knowledge, information and belief, their predecessor-in-interest have been in actual, open, notorious, adverse, visible, hostile, exclusive, and continuous possession under a claim of right and color of title for more than 20 years, and that during all this time they have paid to the proper authorities all taxes and assessments levied or assessed on the land.

CCP Fairfield LLC affirms that in all the times during its ownership and possession of the land, its title, ownership, or occupancy has never been questioned or disturbed and to the best of its actual knowledge, information and belief, the ownership of their predecessor-in-interest, their title, ownership, or occupancy has never been questioned or disturbed.

This affidavit has been executed and recorded to put third parties on notice of the undersigned's ownership interest in the above-described property and to induce Chicago Title Insurance Company to issue a title insurance policy insuring the title to this property.

Further affiants sayeth not.

Dated: July 6, 2015


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GCP FAIRFIELD LLC
an Illinois limited liability company

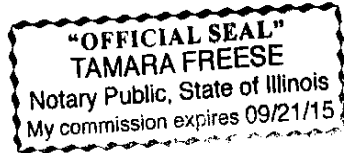
By: 
Matthew Baumann, Manager

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, CERTIFY that MATTHEW BAUMANN, personally known to me to be one of the Managers of CCP FAIRFIELD, LLC, an Illinois 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 severally acknowledged that as such Manager, he signed and delivered the said instrument, pursuant to authority given to him in his capacity as Manager, acting on behalf of the limited liability company, and as his free and voluntary act and the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of July 2015.




Notary Public

My Commission expires:

Prepared by and after recording return to:
Jay E. Presser, Esq.
Schoenberg, Finkel, Newman & Rosenberg LLC
222 S. Riverside Plaza, Suite 2100
Chicago, IL 60606

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EXHIBIT "A"

Order No.: 15011938WF

For APN/Parcel ID(s): 16-24-407-034, 16-24-407-035, 16-24-407-036, 16-24-407-037, 16-24-407-038
and 16-24-407-047

PARCEL 1:
LOTS 29, 30, 31, 32 AND 33 IN BLOCK 4 IN MCMAHON'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOTS 25, 26, 27 AND 28 (EXCEPT THEREOF PORTIONS TAKEN FOR THE STREET) IN BLOCK 4 IN MC MAHON'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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