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QUIT CLAIM DEED (ILLINOIS)

THE GRANTOR, 3216 GARAGE CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten Dollars & other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said

Doc#: 1520429065 Fee: \$44.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/23/2015 03:42 PM Pg: 1 of 4

RECORDER'S STAMP

corporation, CONVEYS and QUIT CLAIMS to **FRANCES DiFOGGIO**, of 974 W. 35th Place, Unit 511, Chicago, Illinois 60609, all interest in the following described real estate in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Numbers: 17-32-402-026-1035 (Unit 502)
17-32-402-026-1087 (P-27)

Address of real estate: 974 W. 35th Place, Unit 502 & Parking Space P-27, Chicago, Il. 60609

Subject to covenants, conditions and restrictions of record; public and utility easements, if any; existing leases of record and general real estate taxes not due and payable.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by its President, this 24th day of June, 2015.

3216 GARAGE CORPORATION, an Illinois corporation

By:
Mario DiFoggio

Its: President

This transaction is exempt under the provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Date: 6-24-15

COUNTY CLERK

City of Chicago
Dept. of Finance
691785



Real Estate
Transfer
Stamp

7/23/2015 15:09

dr00347

\$0.00

Batch 10 254,495

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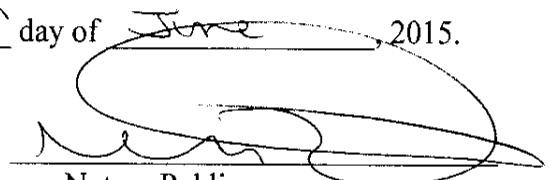
State of Illinois,)
) SS
County of Cook)



I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that MARIO DiFOGGIO, personally known to me to be the President of 3216 GARAGE CORPORATION, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of 3216 GARAGE CORPORATION, pursuant to authority, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of June, 2015.

Commission expires October 7, 2017


Notary Public

This instrument was prepared by William Woloshin, Beermann Pritikin Mirabelli Swerdlove LLP, 161 North Clark Street, Suite 2600, Chicago, Illinois 60601.

MAIL TO:
Mr. Michael Passananti
Duggan Bertsch LLC
303 W. Madison, Ste. 1000
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:
Frances DiFoggio
974 W. 35th Place, Unit 511
Chicago, Illinois 60609

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

UNIT 502 & P-27 IN THE MORGAN LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 17, 18, 19 AND 20 (EXCEPT THAT PART OF LOT 17 IN BLOCK 3 IN GAGE LEMOYNE HUBBARD AND OTHERS SUBDIVISION DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF LOT 17 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.07 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.00 FEET TO A POINT OF BEGINNING, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.08 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 51.21 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 20.68 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS 2.66 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS 3.00 FEET, THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 9.22 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3.00 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.61 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.30 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.47 FEET TO THE POINT OF BEGINNING, LYING ABOVE ELEVATION 12.52 FEET AND BELOW ELEVATION 29.25 FEET, ALSO EXCEPTING THAT PART OF LOT 17 IN BLOCK 3 IN GAGE LEMOYNE HUBBARD AND OTHERS SUBDIVISION DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF LOT 17 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.97 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.00 FEET TO A POINT OF BEGINNING, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 14.88 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.60 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 2.75 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.25 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 34.33 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.33 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 6.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.35 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 22.30 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 3.10 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 9.34 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3.10 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.61 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.30 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.42 FEET TO THE POINT OF BEGINNING LYING ABOVE ELEVATION 12.52 FEET AND LYING BELOW ELEVATION 29.25 FEET; ALL IN THE EAST HALF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701015044; TOGETHER WITH ITS SUBDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 17-32-402-026-1035 (Unit 502)
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STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR, 3216 GARAGE CORPORATION, or its Agent affirm that, to the best of its 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: June 24, 2015

3216 GARAGE CORPORATION, an Illinois corporation

By: [Signature]
Mario DiFoggio

Its: President

Subscribed and Sworn to before me by the said

this 24th day of June, 2015

[Signature]
Notary Public



THE GRANTEE, FRANCES DiFOGGIO, or her Agent affirm(s) and verifie(s) 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 and hold title to real estate under the laws of the State of Illinois.

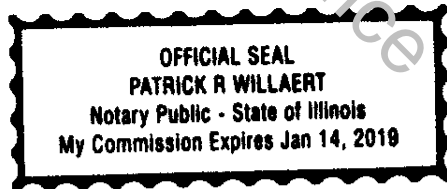
Dated: June 24, 2015

Signature: [Signature]
FRANCES DiFOGGIO or Agent

Subscribed and Sworn to before me by the said

this 24th day of June, 2015

[Signature]
Notary Public



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