

1 of 4

# UNOFFICIAL COPY

## QUIT CLAIM DEED



**GRANTOR(S),**

**Victor Benson Capital, LLC, an Illinois limited liability company,**

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,

Doc#: 1522519216 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/13/2015 01:01 PM Pg: 1 of 4

**CONVEY and QUIT CLAIM to the GRANTEE,**

**West Loop 1300, LLC, an Illinois limited liability company** the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

***\*THIS IS NOT HOMESTEAD PROPERTY FOR SELLER\****

**COMMONLY KNOWN AS: 1905 W. Chicago Avenue, Unit 1, Chicago, IL 60621**

**PERMANENT INDEX NUMBER: 17-07-200-053-1001**

**SUBJECT TO:** General real estate taxes incurred on the property but not yet due and payable, special assessments confirmed after the Sales Contract date, building line and use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances, easements for public utility, drainage ditches, feeders, laterals, drain tile, pipe or other conduit.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 31-4.5  
REAL ESTATE TAX LAW  
8/5/15  
BUYER, SELLER OR REPRESENTATIVE

**NORTH AMERICAN  
TITLE COMPANY**

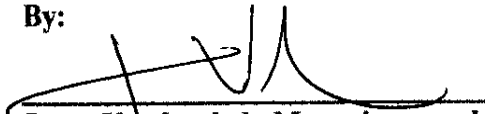
15-260964


LAND REVIEWED

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Victor Benson Capital, LLC, an Illinois limited liability company

By:

  
 Jason Vondrachek, Managing member

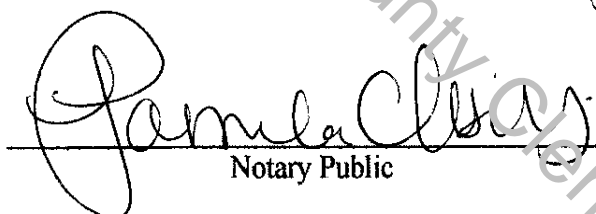
  
 Andrew Benson, Managing member

State of Illinois )  
 County of Cook ) ss I, the undersigned, a Notary Public in and for the County  
 and State afore said

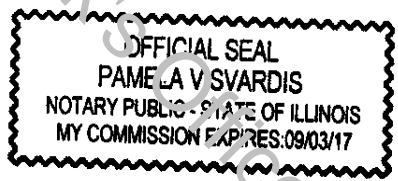
DO HEREBY CERTIFY THAT Victor Benson Capital, LLC

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 the he/she signed, sealed, and delivered the said instrument as his/her free and voluntary act, for the uses and purposes herein set forth

Given under my hand and official seal, this 5<sup>th</sup> day of August, 2015.



  
 \_\_\_\_\_ (SEAL)  
 Notary Public

COUNTY - ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH "E", SECTION 4, REAL ESTATE TRANSFER ACT.




**Subsequent tax bills to:**  
 West Loop 1300, LLC  
 15 S. Racine, Unit 1  
 Chicago, Illinois 60607

**Return to and prepared by:**  
 RE Law Chicago, LLC  
 2220 West North Avenue  
 Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX		13-Aug-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-07-200-053-1001 | 20150801616746 | 0-908-371-840

REAL ESTATE TRANSFER TAX		13-Aug-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-07-200-053-1001 | 20150801616746 | 1-766-467-456

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15826-15-260906-IL

Property Address: 1905 W. Chicago Avenue, #1, Chicago, IL 60622

Parcel ID: 17-07-200-053-1001

Unit 1905-1 in West Chicago Avenue Condominiums as delineated on a survey of the following described real estate:

Lot 3 in H.M. Thompson's Resubdivision of Block 4 in Canal Trustee's Subdivision, being a subdivision of the West Half of the Northeast Quarter of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian,

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 0411432028, together with its undivided percentage interest in the common elements, as amended from time to time, in Cook County, Illinois.

Property of Cook County Clerk's Office

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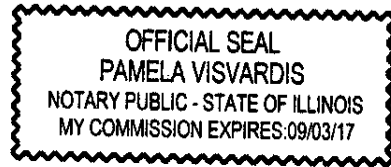
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in and 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, 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 8/5/15

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Victor Benson Capital LLC THIS 5th DAY OF August, 2015.



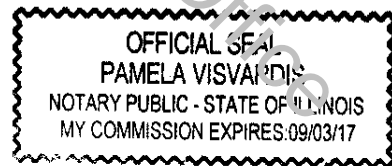
NOTARY PUBLIC [Handwritten Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in and 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, 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 8/5/15

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID West Loop BOO LLC THIS 5th DAY OF August, 2015.



NOTARY PUBLIC [Handwritten 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, exempt under provisions of Section 4 of the Real Estate Transfer Tax Act.)