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Doc#: 1522919133 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/17/2015 03:57 PM Pg: 1 of 4

File Number: CLEQ3

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
Avenue 365 Lender Services
401 Plymouth Road, Ste 550
Plymouth Meeting, PA 19462

Mail Tax Statements To: **EB South Chicago 2, LLC: 1083 N Collier Blvd. #132, Marco
Island, FL 34145**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
SEE ATTACHED EXHIBIT A**

QUITCLAIM DEED

8346 S Constance Ave Associates, a general partnership agreement, organized and existing under and by virtue of the laws of the State of Illinois., whose mailing address is 9037 North Park Street, Dunn Loring, VA 22027, hereinafter grantor, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to EB South Chicago 2, LLC, hereinafter grantee, whose tax mailing address is 1083 N Collier Blvd. #132, Marco Island, FL 34145, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE ATTACHED EXHIBIT A

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

*Exempt under provisions of Paragraph E
Section 31-45, Property Tax Code.*

CCRD REVIEWER 

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The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: _____

Executed by the undersigned on 6-9, 2015:

8346 S Constance Ave Associates, a general partnership agreement, organized and existing under and by virtue of the laws of the State of Illinois.

By: [Signature]

Name: Jerry Cohen


Its: President



STATE OF Florida
COUNTY OF manatee

The foregoing instrument was acknowledged before me on June 9, 2015 by Jerry Cohen its President on behalf of **8346 S Constance Ave Associates, a general partnership agreement, organized and existing under and by virtue of the laws of the State of Illinois.** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Jessica Ann Baier
Notary Public

REAL ESTATE TRANSFER TAX		18-Aug-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

REAL ESTATE TRANSFER TAX		18-Aug-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-36-304-054-0000 | 20150801617582 | 0-672-786-304

20-36-304-054-0000 | 20150801617582 | 0-884-139-904

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EXHIBIT A

The South 5 feet of Lot 18 and all of Lot 19 in Block 5 in Constance, a subdivision by Wallace C. Clement of the East 1/2 of the Southwest 1/4 of Section 36, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 8346 S CONSTANCE, CHICAGO, IL 60617

Parcel Number: 20-36-304-054-0000

Property of Cook County Clerk's Office

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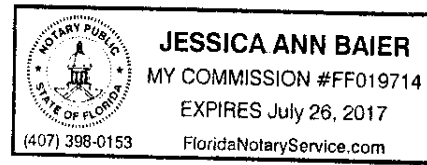
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Jerry Cohen
this 9 day of June,
2015.



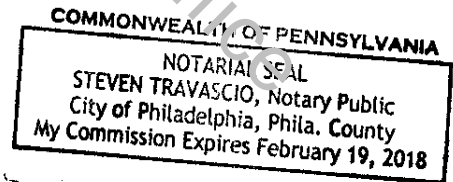
NOTARY PUBLIC Jessica Ann Baier

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 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.

Date July 24, 2015

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Alan B. Kirsch
This 24 day of July,
2015.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)