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Doc#: 1524019163 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/28/2015 04:02 PM Pg: 1 of 5

File Number: CLEQ2, CLEQ4, CLEQ5, CLEQ6, CLEQ7, CLEQ8, CLEQ9, CLEQ10, CLEQ11

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

Equitybuild, Inc., whose mailing address is **1083 N. Collier Blvd., #132, Marco Island, FL 34145**, 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.

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.

Exempt under provisions of Paragraph E Section 31-45,
Property tax code.

CORD REVIEWER

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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 June 9, 2015:

Equitybuild, Inc.

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 Equitybuild, Inc. 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		31-Aug-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20-35-200-045-0000 20150801620983 1-580-414-848		

REAL ESTATE TRANSFER TAX		31-Aug-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-35-200-045-0000 20150801620983 2-121-750-400		

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EXHIBIT A

Lot 26 in Block 107 in Cornell, being a Subdivision of the West 1/2 of Section 26, the Southeast 1/4 of section 26 (with the exception of the East 1/2 of the Northeast 1/4 of said Southeast 1/4) the North 1/2 of the Northwest 1/4, of the South 1/2 of the Northwest 1/4, West of the Illinois Central Railroad, and the Northwest 1/4 of the Northeast 1/4 of Section 35, all in Township 38 North, Range 14, East of the third principal Meridian, in Cook County, Illinois.

**Property Address: 7953 S WOODLAWN, CHICAGO, IL 60619
Parcel Number: 20-35-200-045-0000**

Lot 5 in Block 18 in Southfield, being a Subdivision of Blocks 17, 18, 19, 22, 23, 24 and 26 to 32 both inclusive in James Stinson's Subdivision of the East Grand Crossing in the Southwest 1/4 of Section 25, Township 38 North, Range 14, East of the third principal meridian, in Cook County, Illinois.

**Property Address: 7712 S EUCLID, CHICAGO, IL 60649
Parcel Number: 20-25-322-021-0000**

Lot 36 in Block 1 in the Subdivision of Lots 1 to 10 both inclusive in Charles Ringers' South Shore Addition, a subdivision of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 31, Township 38 North, Range 15, East of the Third Principal Meridian (except the South 33 feet thereof taken for widening East 63rd Street.)

**Property Address: 8107 S KINGSTON, CHICAGO, IL 60617
Parcel Number: 21-31-119-003-0000**

Lot 19, in Block 42 in J. E. Grassie's Resubdivision of Lots 12 to 37 both inclusive in Block 40, Lots 3 to 20 both inclusive and Lots 33 to 48 both inclusive in Block 42, all in Hill's Addition to South Chicago being a Subdivision of the Southwest 1/4 of Section 31, Township 38 North, Range 15, East of the third principal Meridian, in Cook County, Illinois.

**Property Address: 8432 S ESSEX, CHICAGO, IL 60617
Parcel Number: 21-31-309-031-0000**

Lot 26 in Block 8 in J.E. White's First Chatham Fields Addition, a subdivision of Block 8 of E.A. Warfield's Subdivision of the West 1/2 of the Southeast 1/4 of Section 34, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Property Address: 8517 S VERNON, CHICAGO, IL 60619
Parcel Number: 20-34-407-005-0000**

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The West 9 feet and 9 inches of Lot 45 and all of Lot 46 in Block 28 in S. E. Gross' Subdivision of Blocks 27 to 42 in Dauphin Park Second Addition, a Subdivision of the West 1/2 of the Northeast 1/4 of Section 3, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 406 E 87TH, CHICAGO, IL 60619

Parcel Number: 25-03-200-027-0000

Lot 26 in Block 2 in Sanger's Subdivision of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 3, Township 37 North, Range 14, East of the third principal meridian in Cook County, Illinois.

Property Address: 61 E 92ND, CHICAGO, IL 60619

Parcel Number: 25-03-308-024-0000

The West 3 Feet of Lot 9, all of Lot 10 and the East 6 Feet of Lot 11 in Block 4 in Paradis Subdivision of the West Half of the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 3723 W 68TH, CHICAGO, IL 60629

Parcel Number: 19-23-314-013-0000

Lot 161 in S. M. Bloss and Company's Subdivision of the West 1/2 of Blocks 3, 12, 17 and 26 and the East 1/2 of Blocks 4, 11, 18 and 25 in Fernwood, a Resubdivision of the Southeast 1/4 of Section 9, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 10012 S LA SALLE, CHICAGO, IL 60628

Parcel Number: 25-09-412-025-0000

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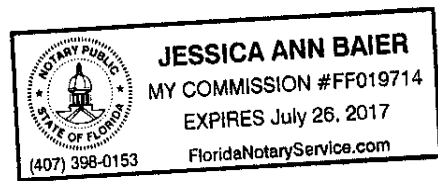
STATEMENT BY GRANTOR AND GRANTEE

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.



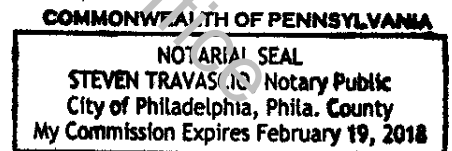
NOTARY PUBLIC Jessica Ann Baier

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.)