

# UNOFFICIAL COPY



## TRUSTEE'S QUITCLAIM DEED (Illinois)

Doc#: 1528204076 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/09/2015 01:05 PM Pg: 1 of 2

**THE GRANTOR**, Joseph A. Baldi, not individually, but solely as Trustee in Bankruptcy for the estate of Rory Mone, Debtor in case no. 15-11799, of Chicago, Cook County, Illinois, and as sole member of 3541 South Prairie LLC, for and in consideration of TEN (\$10.00) DOLLARS, in hand paid, and other good and valuable consideration the receipt and sufficiency of which is acknowledged, **CONVEYS** and **QUITCLAIMS** to **GRANTEE**: Equity Trust Company Custodian FBO Mike Jun Ouyang, IRA

the following described Real Estate situated in Cook County, Illinois, to wit:

**PARCEL 1:** UNIT 4 IN THE 3541 SOUTH PRAIRIE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6 AND 7 IN THE DALE AND OTHERS RESUBDIVISION OF THE SOUTH 11 FEET 5 INCHES OF LOT 12 AND LOTS 13-23, INCLUSIVE OF DALE'S SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH 10 ACRES OF NELSON'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34 TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0520627006; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** THE EXCLUSIVE RIGHT TO THE USE OF P-7, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0520627006

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This Quit Claim Deed is executed and delivered in accordance with the Order of the Bankruptcy Court entered on September 16, 2015, authorizing Trustee to transfer all of the right, title and interest of Debtor to Grantee, free and clear of liens, claims and interests.

Permanent Real Estate Index Number: 17-34-310-135-1007  
Common Address: 3541 South Prairie Avenue, Unit 4, Chicago, Illinois 60653

DATED this 19<sup>th</sup> day of October, 2015

Joseph A. Baldi (SEAL)  
Joseph A. Baldi, not individually but as Trustee for  
Rory Mone, Debtor, case no. 15-11799 and as  
sole member of 3541 South Prairie LLC

REAL ESTATE TRANSFER TAX		02-Oct-2015
COUNTY:	ILLINOIS:	90.50
	TOTAL:	181.00
		271.50
17-34-310-135-1007   20150901627418   0-756-563-840		

State of Illinois )  
County of Cook ) SS.

**BOX 15**

**FIDELITY NATIONAL TITLE**

CH15028291

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph A. Baldi, personally known to me (or satisfactorily proven) 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19<sup>th</sup> day of October, 2015.

Jacob Snyder SEAL  
Notary Public

Commission expires 12/19/16

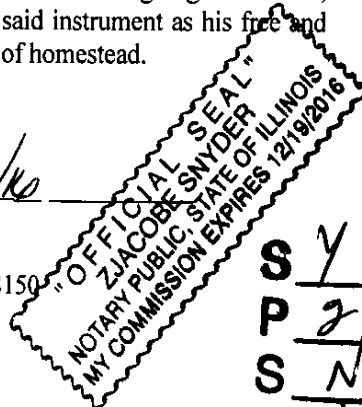
This instrument was prepared by: Julia D. Loper, 20 N. Clark, Suite 200, Chicago, IL 60602 (312) 726-8150

Mail to:  
Mike Ouyang  
61 W. 15th Street, Apt  
Chicago, IL 60605

#903

REAL ESTATE TRANSFER TAX		02-Oct-2015
CHICAGO:	CTA:	1,357.50
	TOTAL:	543.00
		1,900.50
17-34-310-135-1007   20150901627418   1-101-643-648		

Send Subsequent Tax bills to:  
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60605



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## Resolution of Members of 3541 South Prairie LLC

Whereas, the sole member, Rory Mone filed a petition for relief in the Northern District of Illinois, which case is now pending as case number 15-11799;

Whereas, Joseph A. Baldi was appointed as the bankruptcy trustee of the Rory Mone bankruptcy case;

Whereas, it is in the best interest of 3541 South Prairie LLC to sell certain property located at 3541 South Prairie, Unit 4, Chicago, Illinois 60653 to Equity Trust Company Custodial FBO Mike Jun Ouyang, IRA ("Sale") pursuant to the authorization of the Bankruptcy Court set forth in the Court Order dated September 16, 2015.

Be It Therefore Resolved, that 3541 South Prairie LLC is authorized to conduct the Sale;

Be It Therefore Further Resolved, that Joseph A. Baldi, as bankruptcy trustee of the estate of Rory Mone, debtor, as the sole member of 3541 South Prairie LLC is authorized and directed to execute and deliver all necessary documents on behalf of 3541 South Prairie LLC in connection with the Sale.

Dated: 10/1/2015

Signed: Joseph A. Baldi, trustee

Joseph A. Baldi, as trustee of the  
Estate of Rory Mone, debtor and  
as sole member of 3541 South Prairie LLC

Clerk's Office