

# UNOFFICIAL COPY



Doc#: 1529619118 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/23/2015 02:31 PM Pg: 1 of 4


## QUITCLAIM DEED

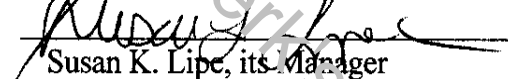
GRANTOR, PILSEN LOFTS, LLC, an Illinois limited liability company having an address of 1250 North Paulina Street, Chicago, Illinois 60622, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and quitclaims all interests in the real property commonly known as 1617-1621 South Carpenter Street, Chicago, Illinois and legally described and identified on Exhibit A attached hereto and made a part hereof (the "Property") to: CHANTICO SOUTH, LLC, an Illinois limited liability company having an address at 1250 North Paulina Street, Chicago, Illinois 60622.

THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed on or as of the 23<sup>rd</sup> day of October, 2015.

PILSEN LOFTS, LLC, an Illinois limited liability company

By:   
Steven A. Lipe, its Manager

By:   
Susan K. Lipe, its Manager

Prepared by:  
Erika L. Kruse  
Law Office of Erika L. Kruse  
28755 W. Harvest Glen Cir.  
Cary, Illinois 60013

MAIL DEED AND TAX BILLS TO:  
Chantico South, LLC  
1250 North Paulina Street  
Chicago, Illinois 60622

FIDELITY NATIONAL TITLE

999102101  
1 of 2

THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45; AND SECTION 3-3-2-030B7(E) AND (J) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

CCRD REVIEWER 

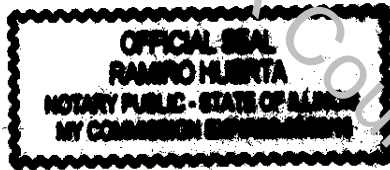
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State of Illinois        )  
                                   ) SS  
 County of Cook        )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, does hereby certify that Steven A. Lipe and Susan K. Lipe, the Managers of Pilsen Lofts, LLC, an Illinois limited liability company, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Managers, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

*Ramiro Huerta*  
 Notary Public

Commission expires: 9/3/2016



REAL ESTATE TRANSFER TAX		23-Oct-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-20-402-003-0000   20151001636717   1-392-816-192		

REAL ESTATE TRANSFER TAX		23-Oct-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-20-402-003-0000   20151001636717   1-661-251-648		

Cook County Clerk's Office

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**EXHIBIT A**  
**LEGAL DESCRIPTION OF PROPERTY**

LOTS 16 AND 17 IN SHIELD'S SUBDIVISION OF LOT 3 IN ASSESSOR'S DIVISION A SUBDIVISION IN THE NORTH QUARTER OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 17-20-402-003-0000  
17-20-402-004-0000

Commonly Known As: 1617-1621 South Carpenter, Chicago, Illinois 60608

Property of Cook County Clerk's Office

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FIDELITY NATIONAL TITLE

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000

FAX: (312) 621-5033

## 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 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated October 23, 2015 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_  
this 23 day of October  
2015.



[Signature]  
Notary Public

The grantor 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 acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated October 22, 2015 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_  
this 23 day of October  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]