

# UNOFFICIAL COPY

**THIS INSTRUMENT PREPARED BY &  
AFTER RECORDING RETURN TO:**

Law Offices of Cambi L. Cann, P.C.  
100 W. Randolph, Box 64805  
Chicago, Illinois 60664

**Mail Subsequent Tax Bills to:**

Quad2 Investor LLC – 6237 S Langley  
One University Plaza, Suite 623  
Hackensack, New Jersey 07601



Doc#: 1534518022 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/11/2015 10:59 AM Pg: 1 of 3

*Above Space for Recorder's Use Only*

## **QUIT CLAIM DEED**

THE GRANTOR, **QUAD2 PROPERTIES, LLC**, an Illinois limited liability company, in consideration of TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to **QUAD2 INVESTOR LLC – 6710 S PAXTON**, an Illinois series limited liability company, having its principal place of business in Chicago, Illinois, in fee simple forever, all of their right, title and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 2 (EXCEPT THE NORTH 37 FEET THEREOF) AND THE NORTH 21 FEET OF LOT 3 IN BLOCK 1 IN BRYN MAWR HIGHLAND SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/8 OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6710 S. Paxton, Chicago, Illinois 60649.


PIN: 20-24-403-009-0000.

SUBJECT TO: (a) general real estate taxes not yet due or payable; and (b) covenants, conditions and restrictions of record.


Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**THIS IS AN EXEMPT TRANSFER PURSANT TO 35 ILCS 200/31-45 (e).**

Quad2 Properties, LLC,  
an Illinois limited liability company

By:   
Elliot Schechter, Manager

*(Signature and Notary Page Follow)*

COPY REVIEWER 

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IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed as of the 10<sup>th</sup> day of November, 2015.

Quad2 Properties, LLC,  
an Illinois limited liability company

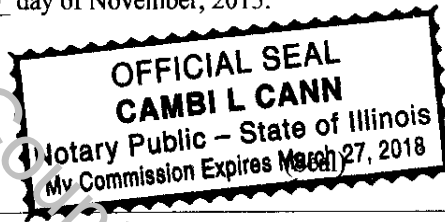
By:   
Elliot Schechter, Manager


STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, Cambi L. Cann, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Elliot Schechter, a Manager of Quad2 Properties, LLC, an Illinois limited liability company, who is 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 that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.



GIVEN under my hand and notarial seal, this 10<sup>th</sup> day of November, 2015.

  
Notary Public  
My Commission Expires: 3/27/2018



REAL ESTATE TRANSFER TAX		11-Dec-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

20-24-403-009-0000 | 20151201651129 | 1-701-946-432

REAL ESTATE TRANSFER TAX		11-Dec-2015
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-24-403-009-0000 | 20151201651129 | 1-011-442-752

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## GRANTOR/GRANTEE STATEMENT

The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor 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 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: November 16 2015.

Signature SM  
Print Name: \_\_\_\_\_  
Authorized agent for Grantor

Subscribed and sworn to before me  
by the said Grantor

This 16<sup>th</sup> day of November, 2015

Notary Public [Signature]



The Grantee or is/her 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 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: November 16 2015.

Signature SM  
Print Name: \_\_\_\_\_  
Authorized agent for Grantee

Subscribed and sworn to before me  
by the said Grantee

This 16<sup>th</sup> day of November, 2015.

Notary Public [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, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)