



40022398 (9/13)

THIS INSTRUMENT PREPARED BY & AFTER RECORDING RETURN TO:

J. Ryan Potts
BROTSCHUL POTTS LLC
30 N. LaSalle Street
Suite 1402
Chicago, Illinois 60602

Doc#: 1600847070 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/08/2016 09:48 AM Pg: 1 of 4

QUIT CLAIM DEED

THIS INSTRUMENT, made as of December 18, 2015, from **EDC FUND 3 LLC – SERIES MERRILL**, having an address of 2835 N. Sheffield Avenue, Unit 312, Chicago, Illinois 60657 (“Grantor”), to **MERRILL 01 LLC, a Delaware limited liability company**, having an address of 2835 N. Sheffield Avenue, Unit 312, Chicago, Illinois 60657 (“Grantee”), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the “Real Property”).

TO HAVE AND TO HOLD the Real Property unto Grantee, and to his successors and assigns in Fee Simple forever.

- Exempt under Paragraphs E, Section 4 of the Real Estate Transfer Act.

Remainder of page intentionally left blank

REAL ESTATE TRANSFER TAX		21-Dec-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-24-424-001-0000 | 20151201648890 | 0-418-100-288

REAL ESTATE TRANSFER TAX		21-Dec-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

20-24-424-001-0000 | 20151201648890 | 1-178-973-248

Handwritten initials

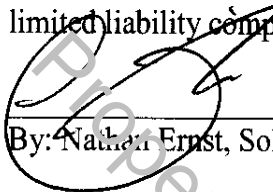
UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this as of the day and year first above written.

GRANTOR:

EDC FUND 3 LLC – SERIES MERRILL,
an Illinois limited liability company,

By: ERNST FUND MANAGEMENT, LLC, an Illinois
limited liability company, its Manager


By: Nathan Ernst, Sole Member

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **NATHAN ERNST**, as sole member of **ERNST FUND MANAGEMENT, LLC**, an Illinois limited liability company, manager of **EDC FUND 3 LLC – SERIES MERRILL**, an Illinois limited liability company, (the “Company”), personally known to be the authorized signatory of the aforesaid, and is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he signed and delivered the said instrument as his free and voluntary act and the free and voluntary act of said entity for the uses and purposes herein set forth.

GIVEN under my hand and Notarial Seal this 18 day of December, 2015.

NOTARY PUBLIC

My Comm



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 1 AND LOT 2 IN E.L. SOMMER'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 4 IN COMMISSIONER'S PARTITION, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-24-424-001-0000

PROPERTY ADDRESS: 7001 S. MERRILL
CHICAGO, ILLINOIS

MAIL TAX BILL TO: MERRILL 01 LLC
C/O: EDC FUND 3 LLC
2835 N. SHEFFIELD AVENUE
SUITE 312
CHICAGO, IL 60657

UNOFFICIAL COPY

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 and hold title to real estate in Illinois, or other 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.

Dated December 3, 2015

Signature: _____ (Grantor or Agent)

Subscribed and sworn to before me by the

said agent

this 3 day of December

2015.

(Notary Public)



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 acquire and hold title to real estate in Illinois, or other 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.

Dated December 3, 2015 _____ (Grantee or Agent)

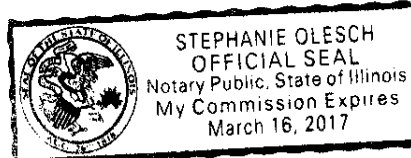
Subscribed and sworn to before me by the

said agent

this 3 day of December

2015.

(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.