

# UNOFFICIAL COPY

This instrument was prepared by  
and after recording return to:  
Katie Jahnke Dale Esq.  
DLA Piper LLP (US)  
203 North LaSalle Street  
Chicago, Illinois 60601

Mail tax bills to:  
165 North Desplaines, LLC  
1477 NW Everett Street  
Portland, OR 97209  
Attn: Patrick Wilde

EXEMPT PAR. E  
35 ILCS 200/31-45

*Kendy Young*  
Date: February 17, 2016



Doc#: 1604916024 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/18/2016 11:43 AM Pg: 1 of 6

## QUIT CLAIM DEED

The grantor, **156 NORTH JEFFERSON, LLC**, a Delaware limited liability company ("Grantor"), whose address is 1477 NW Everett St., Portland, OR 97209, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS to **165 NORTH DESPLAINES, LLC**, a Delaware limited liability company ("Grantee"), whose address is 1477 NW Everett St., Portland, OR 97209, all of grantor's interest in and to the following legally described real estate which is situated in the County of Cook in the State of Illinois:

See Exhibit A attached hereto and made a part hereof.

[signature page follows]

### REAL ESTATE TRANSFER TAX

18-Feb-2016



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

17-09-322-005-0000 | 20151201648939 | 0-864-766-528

\* Total does not include any applicable penalty or interest due.

### REAL ESTATE TRANSFER TAX

18-Feb-2016



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

17-09-322-005-0000 | 20151201648939 | 0-245-910-080

## UNOFFICIAL COPY

IN WITNESS WHEREOF, the grantor aforesaid has executed this Quit Claim Deed on the 17 day of February, 2016.

**156 NORTH JEFFERSON, LLC**  
a Delaware limited liability company

By: Gerding Edlen Green Cities III, L.P.,  
a Delaware limited partnership, its Sole Member

By: Gerding Edlen Fund Management III, LLC,  
a Delaware limited liability company, its  
General Partner

By: [Signature]

Name: Roger Krage

Its: Manager

STATE OF Oregon )  
 ) SS.  
COUNTY OF Multnomah

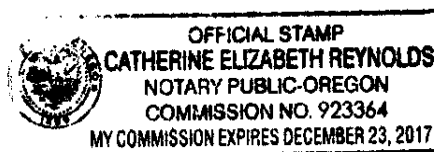
I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Roger Krage, as Manager of Gerding Edlen Fund Management III, LLC, a Delaware limited liability company, the General Partner of Gerding Edlen Green Cities III, L.P., a Delaware limited partnership, the Sole Member of 156 North Jefferson, LLC, a Delaware limited liability company, being the Grantor in the foregoing instrument, 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 such instrument as his own free and voluntary act and as the free and voluntary act of the Grantor, all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 5<sup>th</sup> day of January, 2016

[Signature]  
Notary Public

My Commission expires:

December 23, 2017



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 5, 6 AND 8 AND THE NORTH 52.93 FEET OF LOT 7 TOGETHER WITH THE VACATED ALLEY LYING EAST OF THE EAST LINE OF LOT 6 AND THE NORTH 52.93 FEET OF LOT 7 AND LYING WEST OF THE WEST LINE OF LOT 5 AND THE NORTH 52.93 FEET OF LOT 8, ALL IN BLOCK 26 IN ORIGINAL TOWNSHIP OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT

*(EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00°03'18" WEST ALONG THE EAST LINE OF LOTS 5 AND 8 A DISTANCE OF 154.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89°07'27" WEST ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 60.20 FEET; THENCE NORTH 00°01'40" WEST 154.57 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 89°06'57" EAST ALONG SAID NORTH LINE 60.42 FEET TO THE POINT OF BEGINNING),*

IN COOK COUNTY, ILLINOIS.

CONTAINING 36,089 SQUARE FEET OR 0.83 ACRES, MORE OR LESS.

#### PARCEL 2:

THE EAST 57 FEET OF LOT 2 IN ASSESSOR'S DIVISION OF LOT 7 AND LOT 10 IN BLOCK 26 IN ORIGINAL TOWNSHIP OF CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS

CONTAINING 723 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

ADDRESS: 165 North Des Plaines, Chicago, Illinois 60661

PIN: Part of 17-09-322-005; 17-09-322-009; 17-09-322-013

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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 title to real estate under the laws of the State of Illinois.

Dated: February 17, 2016

Signature:

**see attached signature page**

The grantee or his or 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 and hold title to real estate under the laws of the State of Illinois.

Dated: February 17, 2016

Signature:

**see attached signature page**

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.

## UNOFFICIAL COPY

[signature page to Statement by Grantor and Grantee]

## GRANTOR:

**156 NORTH JEFFERSON, LLC**

a Delaware limited liability company

By: Gerding Edlen Green Cities III, L.P.,  
a Delaware limited partnership, its Sole Member

By: Gerding Edlen Fund Management III, LLC,  
a Delaware limited liability company, its  
General Partner

By: [Signature]Name: Roger KrageIts: Manager

STATE OF Oregon )  
 ) SS.  
COUNTY OF Multnomah

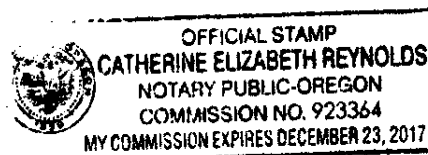
I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Roger Krage, as Manager of Gerding Edlen Fund Management III, LLC, a Delaware limited liability company, the General Partner of Gerding Edlen Green Cities III, L.P., a Delaware limited partnership, the Sole Member of 156 North Jefferson, LLC, a Delaware limited liability company, being the Grantor in the foregoing instrument, 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 such instrument as his own free and voluntary act and as the free and voluntary act of the Grantor, all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 5<sup>th</sup> day of January, 2016

[Signature]  
Notary Public

My Commission expires:

December 23, 2017  
WEST266671271.112/2/15



## UNOFFICIAL COPY

[signature page to Statement by Grantor and Grantee]

## GRANTEE:

**165 NORTH DESPLAINES, LLC**

a Delaware limited liability company

By: Gerding Edlen Green Cities III, L.P.,  
a Delaware limited partnership, its Sole Member

By: Gerding Edlen Fund Management III, LLC,  
a Delaware limited liability company, its  
General Partner

By: [Signature]Name: Roger KrageIts: Manager

STATE OF Oregon )  
 ) SS.  
COUNTY OF Multnomah

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Roger Krage, as Manager of Gerding Edlen Fund Management III, LLC, a Delaware limited liability company, the General Partner of Gerding Edlen Green Cities III, L.P., a Delaware limited partnership, the Sole Member of 165 North Desplaines, LLC, a Delaware limited liability company, being the Grantor in the foregoing instrument, 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 such instrument as his own free and voluntary act and as the free and voluntary act of the Grantor, all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 5<sup>th</sup> day of January, 2016

[Signature]  
Notary Public

My Commission expires:

December 23, 2017