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QUITCLAIM DEED Statutory (Illinois)

THE GRANTOR, **1117 Fry LLC**, an Illinois Limited Liability Company, of the City of Highland Park, County of Lake and State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, CONVEYS AND QUIT CLAIMS to **Bloomigdale Business Complex LLC**, an Illinois Limited Liability Company, of 5750 W. Bloomingdale, Chicago, Illinois, the following described real estate, situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois:



Doc#: 1605644065 **Fee:** \$44.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 02/25/2016 04:32 PM Pg: 1 of 4

SEE LEGAL DESCRIPTION ATTACHED

SUBJECT to such facts as an accurate survey and physical inspection of the premises may reveal; easements and restrictions of record, if any; unpaid municipal liens if any, and applicable zoning ordinances. The property is transferred in "AS IS" condition and the Grantor makes no representations or warranties, either express or implied, as to the condition of the Property.

Dated: December 31, 2015.

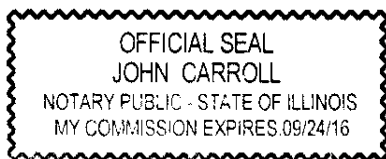
GRANTOR: **1117 Fry LLC**
An Illinois Limited Liability Company

BY: *[Signature]*
 Ohannes Korogluyan, Manager

STATE OF ILLINOIS)
) SS.
 COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that **Ohannes Korogluyan**, personally known to me to be the **Manager of 1117 Fry LLC** an Illinois Limited Liability Company, appeared before me this day in person and acknowledged that he signed sealed and delivered this deed as his free and voluntary act and as the free and voluntary act of **1117 Fry LLC**.

Given under my hand and official seal this 31st day of December, 2015.



[Signature]
 NOTARY PUBLIC

Exempt from tax under 35 ILCS 200/31-45(e) *[Signature]*, December 31, 2015.

Bm

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EXHIBIT A (Legal Description)

PARCEL A: SUB-PARCEL A1: THE SOUTH 165.78 FEET OF LOT 4 (EXCEPT THE WEST 350.00 FEET) IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNERS' DIVISION IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF DATED DECEMBER 26, 1924 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS JANUARY 8, 1925 AS DOCUMENT 8732302 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 9, 1925 AS LR241222; ALSO SUB-PARCEL A2: THAT PART OF THE SOUTH 165.78 FEET OF LOT 2, LYING EAST OF THE EAST LINE OF LOT 4 AND WEST OF THE CENTERLINE OF A 50-FOOT PRIVATE STREET, BEING DRAWN PARALLEL WITH AND 932.24 FEET EAST OF THE WEST LINE OF SAID LOT 4 IN KEENEY'S INDUSTRIAL DISTRICT, BEING AN OWNERS' DIVISION IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL B: THE SOUTH 165.78 FEET OF THE WEST 337.00 FEET OF LOT 4 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNERS' DIVISION IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAY THEREOF MADE UNDER DATE OF DECEMBER 26, 1924, BY CHICAGO GUARANTEE SURVEY COMPANY AND FILED FOR RECORD IN THE OFFICE OF THE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS ON JANUARY 3, 1925 AS LR241222. PARCEL C: THE EAST 13.00 FEET OF THE WEST 350.00 FEET OF THE SOUTH 165.78 FEET OF LOT 4 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNERS' DIVISION IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL D: A STRIP OF LAND IN THAT PART OF LOT 4 AND LOT 2 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNERS' DIVISION IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 4 IN SAID KEENEY INDUSTRIAL DISTRICT, A DISTANCE OF 165.78 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4 IN SAID KEENEY INDUSTRIAL DISTRICT, RUNNING THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 4 (SAID SOUTH LINE BEING ALSO THE NORTH LINE OF BLOOMINGDALE AVENUE), A DISTANCE OF 826.08 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE RIGHT OF WAY (AT POINT OF TANGENCY) CONVEYED TO CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY ON OCTOBER 4, 1932 BY DEED RECORDED NOVEMBER 9, 1932 AS DOCUMENT 11162537 AND FILED DECEMBER 27, 1932 AS LR599299; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY, BEING A CURVED LINE CONVEXED SOUTHERLY, THE LAST DESCRIBED COURSE BEING TANGENT THERETO AND HAVING A RADIUS OF 487.6 FEET, A DISTANCE OF 132.9 FEET, THENCE WEST ON A LINE PARALLEL WITH AND 183.78 FEET NORTH OF THE SOUTH LINE OF LOT 4 AFORESAID, A DISTANCE OF 694.98 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 4; THENCE SOUTH ON SAID WEST LINE 18.00 FEET TO THE POINT OF BEGINNING. PARCEL E: THAT PART OF LOTS 2, 3, AND 4 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNER'S DIVISION IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF LOT 4 OF SAID KEENEY INDUSTRIAL DISTRICT, BEING THE EAST LINE OF NORTH MONITOR AVENUE, A DISTANCE OF 183.78 FEET-NORTH OF THE SOUTH LINE OF SAID LOT 4 THENCE NORTH ALONG THE EAST LINE OF NORTH MONITOR AVENUE, A DISTANCE OF 160.00 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH AND 343.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 450.99 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE LAND CONVEYED TO

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CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY DEED DATED OCTOBER 4, 1932 AND RECORDED NOVEMBER 9, 1932, AS DOCUMENT 11162537 AND FILED DECEMBER 27, 1932 AS LR599299; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED SOUTHWESTERLY AND HAVING A RADIUS OF 487.60 FEET, A DISTANCE OF 297.58 FEET (ARC) TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 183.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4, BEING THE NORTH LINE OF RIGHT OF WAY CONVEYED TO THE TRUSTEES OF THE PROPERTY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY DEED DATED AUGUST 2, 1940 AND FILED JUNE 5, 1941 AS LR899490; THENCE WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 694.98 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 5700-5800 W. Bloomingdale Avenue, Chicago, IL

P.I.N. 13-32-400-023-0000, 13-32-400-025-0000, 13-32-400-030-0000, 13-32-400-036-0000

Grantee's Contact Information:

Bloomingdale Business Complex LLC
5750 W. Bloomingdale
Chicago, IL 60639

RETURN TO:


Bloomingdale Business Complex LLC
5750 W. Bloomingdale
Chicago, IL 60639

MAIL TAX BILLS TO:

Bloomingdale Business Complex LLC
5750 W. Bloomingdale
Chicago, IL 60639



DOCUMENT PREPARED BY:

1117 Fry LLC
3330 Skokie Valley Rd., Suite 301
Highland Park, IL 60035

REAL ESTATE TRANSFER TAX		26-Feb-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-32-400-023-0000 | 20160201673316 | 0-642-243-136

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

REAL ESTATE TRANSFER TAX		26-Feb-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-32-400-023-0000 | 20160201673316 | 1-757-866-560

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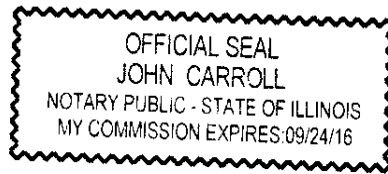
STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated December 31, 2015

Signature: _____
1117 Fry LLC **Grantor or Agent**
By: Ohannes Korogluyan

Subscribed and sworn to before me
By the said Ohannes Korogluyan for 1117 Fry LLC
This 31st, day of December, 2015
Notary Public Joh Caroll



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 title to real estate under the laws of the State of Illinois.

Date December 31, 2015

Signature: _____
Bloomingdale Business Complex LLC **Grantee or Agent**
By: Brian Donegan

Subscribed and sworn to before me
By the said Brian Donegan for Bloomingdale Business Complex LLC
This 31st, day of December, 2015
Notary Public Joh Caroll



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.)