

# UNOFFICIAL COPY

## QUIT CLAIM DEED



Mail to:

Flass Law, LLC  
101 N. Clark, Ste 470  
Chicago, IL 60641

Doc#: 1608818033 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/28/2016 01:03 PM Pg: 1 of 4

Name & Address of Taxpayer:

Washington Park Initiative, LLC  
PO Box 803338 # 31741  
Chicago, IL 60680

On **January 15, 2015** THE GRANTOR(S), **ICARUS INVESTMENT GROUP, LLC**, for and in consideration of: Ten Dollars (\$10.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S): **WASHINGTON PARK INITIATIVE, LLC**, the following described real estate, situated in 5226-28 South Michigan Avenue. Units 1A-N, 1A-S, 1-N, 1-S, 2-N, 2-S, 3-N, 3-S, Chicago, Illinois 60649 in the County of Cook, State of Illinois.

SEE ATTACHED

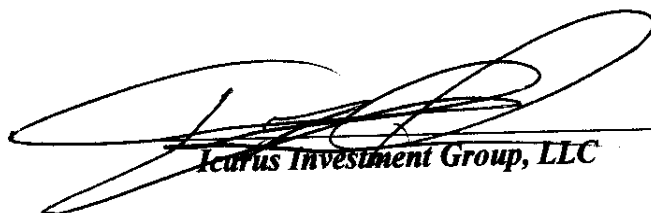
5226-28 South Michigan Avenue, Chicago, Illinois 60615

PIN: 20-10-301-068-1001  
20-10-301-068-1002  
20-10-301-068-1003  
20-10-301-068-1004  
20-10-301-068-1005  
20-10-301-068-1006

Grantor does hereby grants, bargain and sell all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

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

IN WITNESS WHEREOF, as aforesaid hereunto set his hand and seal the day and year first above written.

  
Icarus Investment Group, LLC

(SEAL)

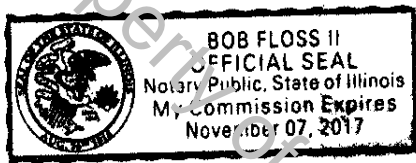


# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )


I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that *David Pezzola*, is personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



GIVEN UNDER MY HAND AND OFFICIAL SEAL this 1<sup>st</sup> day of January, 2015



*Bob Floss II*  
Notary Public

Commission expires: 11/07/2017

REAL ESTATE TRANSFER TAX		28-Mar-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		28-Mar-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-10-301-068-1001 | 20160301676179 | 1-386-843-712

20-10-301-068-1001 | 20160301676179 | 1-258-729-024

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

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT

01/15/2015  
Date

*[Signature]*  
Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 200.1-2B6, CHICAGO TRANSACTION TAX ORDINANCE

01/15/2015  
Date

*[Signature]*  
Representative

**This instrument was prepared by:**

**Floss Law, LLC  
161 N. Clark, Suite 4700, Chicago, IL 60601**

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**PARCEL 1:**

UNIT NUMBERS 1A-N, 1A-S, 1-N, 1-S, 2-N, 2-S, 3-N AND 3-S IN THE LILLIAN ON MICHIGAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 4 AND THE NORTH 20 FEET OF LOT 5 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF SOUTH MICHIGAN AVENUE) IN BLOCK 22 OF BLAIR'S SUBDIVISION BEING PART OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0313318061; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE (P-1, P-2, P-3, P-4, P-5, AND P-6), ALL AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0313318061.

5226-28 South Michigan Avenue, Chicago, Illinois 60615

PIN:           20-10-301-068-1001  
                  20-10-301-068-1002  
                  20-10-301-068-1003  
                  20-10-301-068-1004  
                  20-10-301-068-1005  
                  20-10-301-068-1006

# UNOFFICIAL COPY

MAR-11-2010 12:22P FROM:

TO: ROLLING MEADOWS

P. 1/1

## 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, 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: 01/15/2015

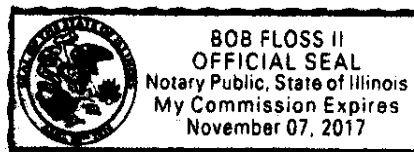
Signature: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME BY

THE SAID DAVID ACZONA

THIS 15<sup>th</sup> DAY OF January

NOTARY PUBLIC Bob Floss II



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 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: 01/15/2015

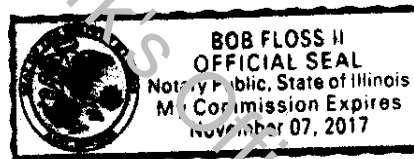
Signature: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME BY

THE SAID DAVID ACZONA

THIS 15<sup>th</sup> DAY OF January

NOTARY PUBLIC Bob Floss II



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 AB1 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)