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Doc#: 1621149004 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2016 10:05 AM Pg: 1 of 6

Property of Cook County Clerk's Office

QUIT CLAIM DEED

Prepared by &

JOHN CAPLICE
329 W 18TH ST
CHICAGO, IL 60616

~~Mail to:~~

DANIEL WELSH AND JOHN CAPLICE
1600 S JEFFERSON STE 506
CHICAGO, IL 60616

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QUIT CLAIM DEED

THE GRANTOR, Lakeside Partners LLC, an Indiana Limited Liability Company, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEY and Warrant to: Daniel Welsh and John Caplice as co-tenants,

See attached legal description

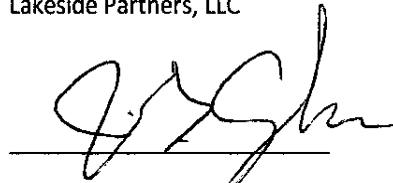
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the state of Illinois. TO HAVE AND TO HOLD, said premises forever.

Permanent Index numbers: 17-21-305-027-0000, 17-21-205-042-0000,
17-21-305-043-0000, 17-21-305-044-0000

Address of the real Estate: 1600 S Jefferson Avenue, Unit 506 & P5, Chicago, Illinois 60616

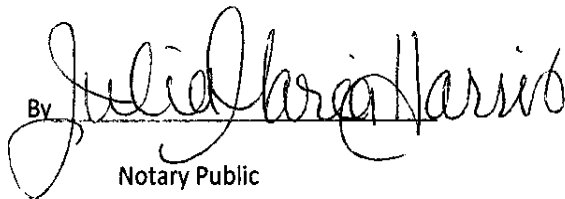
Dated this 6th day of July 2016.

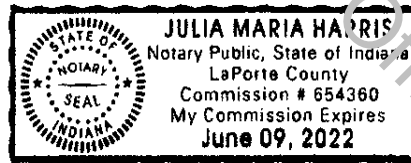
Lakeside Partners, LLC



John Caplice, Managing Member

Subscribed and sworn to before me this 6th day of July 2016.

By 
Notary Public



This instrument prepared by: John Caplice, 329 w 18th Street, Chicago IL 60616

Send subsequent tax bills to: Daniel Welsh and John Caplice
1600 S Jefferson, Suite 506, Chicago IL 60616

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Proper Title as an Agent for First American Title

Commitment Number: PT15_04837AAA4

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT 506 IN THE BASE 16 LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, 4 AND THE NORTH 28 1/2 FEET OF LOT 5 (EXCEPTING THEREFROM THE WEST 1.10 FEET OF THE NORTH 134.0 FEET THEREOF) IN BLISS, HARVEY AND HAGEMAN'S SUBDIVISION OF LOT 1 IN BLOCK 45 OF THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THAT PART OF THE SOUTHEAST 1/4 LYING WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 1, 2, 3, 4 AND THE NORTH 28 1/2 FEET OF LOT 5 (EXCEPTING THEREFROM THE WEST 1.10 FEET OF THE NORTH 134.0 FEET THEREOF) IN BLISS, HARVEY AND HAGEMAN'S SUBDIVISION OF LOT 1 IN BLOCK 45 OF THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THAT PART OF THE SOUTHEAST 1/4 LYING WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION 17.64' (CITY OF CHICAGO BENCHMARK DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT VARYING ELEVATIONS BETWEEN 26.24' AND 29.35' (CITY OF CHICAGO BENCHMARK DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 45.65 FEET TO A POINT ALONG SAID NORTH LINE; THENCE SOUTH AND AT RIGHT ANGLES THERETO, 0.80 FEET TO THE NORTHEAST CORNER OF A 5 STORY BRICK BUILDING COMMONLY KNOWN AS 1600 S. JEFFERSON AVE., CHICAGO, ILLINOIS; THENCE WEST ALONG THE NORTH FACE OF BRICK WALL OF SAID BUILDING, 1.65 FEET; THENCE SOUTH AND AT RIGHT ANGLES THERETO, 1.50 FEET TO THE NORTHEAST CORNER OF THE FINISHED FACE OF INTERIOR WALL OF THE FIRST FLOOR OF SAID BRICK BUILDING, SAID NORTHEAST CORNER BEING THE POINT OF BEGINNING OF THE AFOREMENTIONED COMMERCIAL UNIT; THENCE CONTINUING SOUTH ALONG THE FINISHED FACE OF WALL, 35.80 FEET; THENCE EAST, 2.65; THENCE SOUTH, 15.94 FEET; THENCE WEST, 10.80 FEET; THENCE NORTH, 6.60 FEET; THENCE WEST, 0.60 FEET; THENCE SOUTH, 6.60 FEET; THENCE WEST, 13.70 FEET; THENCE NORTH, 20.48 FEET; THENCE WEST, 4.33 FEET; THENCE NORTH, 31.12 FEET; THENCE EAST, 26.51 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (ALL CALLS ARE ALONG THE FINISHED FACE OF THE INTERIOR WALLS)

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1604245018, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE(S) P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 1604245018.

PERMANENT INDEX NUMBERS: 17-21-305-027-0000, 17-21-305-042-0000, 17-21-305-043-0000, 17-21-305-044-0000

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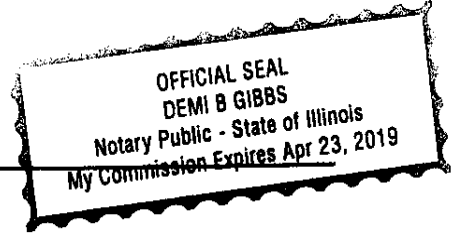
STATEMENT BY GRANTOR AND GRANTEE

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, 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.

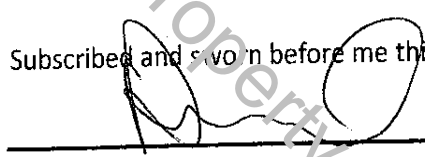
Dated: 7/29/16



Grantor or Agent



Subscribed and sworn before me this 29 day of July, 2016

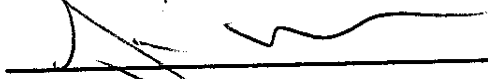


Notary Public

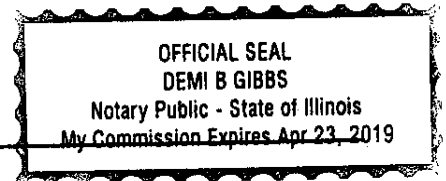
Notary Public

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, 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.

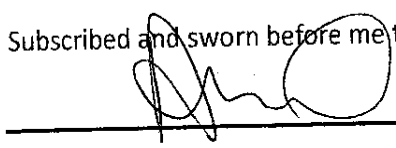
Dated: 7/29/16



Grantor or Agent



Subscribed and sworn before me this 29 day of July, 2016



Notary Public

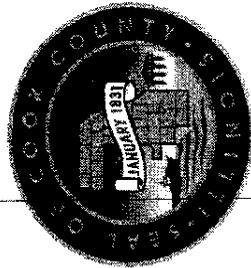
Notary Public

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.

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REAL ESTATE TRANSFER TAX

20-Jul-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-21-305-027-0000

20160701634667

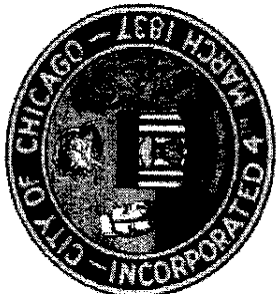
0-604-896-576

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REAL ESTATE TRANSFER TAX

20-Jul-2016



CHICAGO:

0.00

CTA:

0.00

TOTAL:

0.00

17-21-305-027-0000 | 20160701634667 | 0-184-810-816

* Total does not include any applicable penalty or interest due

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