

UNOFFICIAL COPY

QUIT CLAIM DEED
STATUTORY (ILLINOIS)

Prepared by and after recording
return to:

Fox, Swibel, Levin & Carroll, LLP
200 West Madison Street
Suite 3000
Chicago, Illinois 60606
Attn.: Ryan Schultz



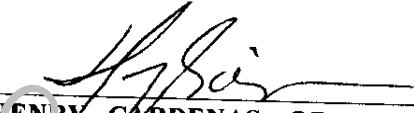
1621117135D

Doc#: 1621117135 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2016 12:59 PM Pg: 1 of 3

RECORDER'S STAMP

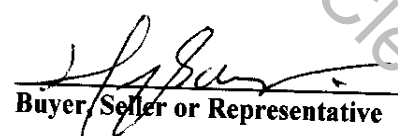
THE GRANTOR(S), HENRY CARDENAS, OR HIS SUCCESSORS IN TRUST, AS TRUSTEE OF THE HENRY CARDENAS DECLARATION OF TRUST DATED OCTOBER 24, 1995, AS AMENDED FROM TIME TO TIME, for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and QUIT CLAIMS to 1459 W HUBBARD STREET LLC, an Illinois limited liability company, all of the Grantor's right and interest in the Premises described on Exhibit "A" which is attached hereto and made a part hereof.

DATED: June 30, 2016


HENRY CARDENAS, OR HIS SUCCESSORS IN TRUST, AS TRUSTEE OF THE HENRY CARDENAS DECLARATION OF TRUST DATED OCTOBER 24, 1995, AS AMENDED FROM TIME TO TIME

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Act.

DATED: June 30, 2016

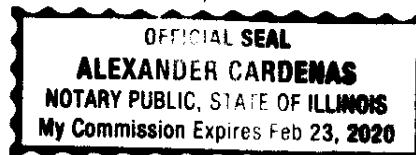

Buyer/Seller or Representative

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 30th day of June, 2016 by Henry Cardenas, as trustee, for the uses and purposes therein set forth.


Notary Public

NAME & ADDRESS FOR
REAL ESTATE TAX BILLS:
1459 W Hubbard Street LLC
1459 W. Hubbard Street
Chicago, Illinois 60647



UNOFFICIAL COPY**EXHIBIT "A"****LEGAL DESCRIPTION**

LOTS 1, 2, 3, 4, 5, 9, 10, AND 11 IN THE SUBDIVISION OF LOTS 1 TO 11 IN BLOCK 19 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE EAST/WEST 16.00 FOOT VACATED ALLEY LYING NORTH OF A LINE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 IN BLOCK 19 IN GEORGE BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE THEREOF 125.86 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE CONTINUE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY EXTENSION WITH SAID WEST LINE 12.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 32 SECONDS EAST 131.90 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 8 IN GEORGE BICKERDIKE'S ADDITION TO CHICAGO; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 52.98 FEET, AND LYING WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 19 IN BICKERDIKE'S ADDITION TO CHICAGO; THENCE SOUTH 89 DEGREES 32 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF KINZIE STREET TO A POINT WHICH IS 170.24 FEET EAST OF THE SOUTHWEST CORNER OF LOT 6 IN SAID BLOCK 19; THENCE NORTH 00 DEGREES 08 MINUTES 23 SECONDS WEST ALONG THE SOUTHERLY EXTENSION OF AND THE EAST FACE OF A BRICK BUILDING AND ITS NORTHERLY EXTENSION FOR A DISTANCE OF 78.50 FEET TO THE NORTH FACE OF A BRICK BUILDING; THENCE SOUTH 88 DEGREES 46 MINUTES 33 SECONDS EAST ALONG SAID NORTH FACE 9.44 FEET TO THE WEST FACE OF A BRICK BUILDING, THENCE NORTH 01 DEGREES 13 MINUTES 27 SECONDS EAST ALONG SAID WEST FACE 5.05 FEET TO THE NORTH FACE OF A BRICK BUILDING; THENCE SOUTH 88 DEGREES 44 MINUTES 57 SECONDS EAST ALONG SAID NORTH FACE 5.30 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 26 SECONDS EAST 240.39 FEET TO A POINT IN THE SOUTH LINE OF HUBBARD STREET, WHICH POINT IS SOUTH 89 DEGREES 44 MINUTES 28 SECONDS EAST 184.86 FEET FROM THE NORTHWEST CORNER OF LOT 5 IN GEORGE BICKERDIKE'S SUBDIVISION OF LOTS 1 TO 5, INCLUSIVE, OF BLOCK 19 AFORESAID, AND LYING SOUTH OF THE SOUTH LINE OF HUBBARD STREET, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 1459 West Hubbard Street, Chicago, Illinois 60647

PIN'S: 17-08-136-026-0000; 17-08-136-027-0000 & 17-08-136-033-0000

REAL ESTATE TRANSFER TAX

29-Jul-2016



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-08-136-026-0000 | 20160701639034 | 1-887-616-320

REAL ESTATE TRANSFER TAX

29-Jul-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-08-136-026-0000 | 20160701639034 | 1-195-123-520

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

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STATEMENT BY GRANTOR AND GRANTEE

The grantor(s) or their agent affirms to the best of their knowledge that the name of the grantee(s) 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: June 30, 2016.

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor or Agent this 30 day of June, 2016.

Notary Public [Handwritten Signature] (Seal)



The grantee(s) or their agent affirms and verifies that the name of the grantee(s) 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: June 30, 2016.

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee or Agent this 30 day of June, 2016.

Notary Public [Handwritten Signature] (Seal)



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.]