

# UNOFFICIAL COPY

46612001

## QUIT CLAIM DEED

Illinois Statutory



16229191870

### MAIL TO:

JOHN SWIESS

900 JORIE BLVD, Ste 170B

OAK BROOK, IL 60523

Doc#: 1622919187 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/16/2016 03:25 PM Pg: 1 of 3

ADDRESS OF PROPERTY: 1110 West 15<sup>th</sup> St., Unit 330/GU 78, Chicago, IL 60608

REAL ESTATE INDEX NUMBER: 17-20-225-053-1063

17-20-225-053-1163

THE GRANTOR, INTERNATIONAL BANK OF CHICAGO, an Illinois Banking Corporation, 5069 North Broadway, Chicago, IL 60640, duly authorized to transact business in the State of Illinois for and in consideration of TEN and no/100 (\$10.00) Dollars, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and QUIT CLAIMS to IBC PROPERTY HOLDINGS LLC, an Illinois limited liability company, 5069 N. Broadway, Chicago, IL 60640, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

PARCEL 1: UNITS 330 AND GU-78 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN UNIVERSITY COMMONS V CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0734415002, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-99, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner, encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor.

Subject to the following: general real estate taxes for 2016 and subsequent years; covenants, conditions, easements and restrictions of record; public and utility easements; zoning and building laws and ordinances; covenants and restrictions of record; party wall rights and agreements, if any;

#### REAL ESTATE TRANSFER TAX 16-Aug-2016

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-20-225-053-1063

20160801644366 | 0-381-776-704

#### REAL ESTATE TRANSFER TAX

16-Aug-2016

CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-20-225-053-1063 | 20160801644366 | 0-181-658-432

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

CASE REVIEW

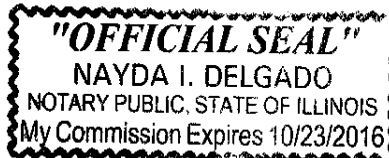
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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to the hereto affixed and has caused its name to be signed to these presents this 5th day of AUGUST, 2016.

**INTERNATIONAL BANK OF CHICAGO**

By: [Signature]  
 Name: John A. Benson  
 Title: Envp

State of ILLINOIS )  
 )  
 County of COOK ) ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Benson, Envp of INTERNATIONAL BANK OF CHICAGO, 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, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of said Corporation for the use and purposes therein set forth.

Given under my hand and official seal this 5 day of August, 2016.

[Signature: NAYDA I. DELGADO]  
 Notary Public

THIS INSTRUMENT PREPARED BY: **JOHN J. SWIESS**  
**ATTORNEY AT LAW**  
**900 Jorie Boulevard, Suite 170B**  
**Oak Brook, IL 60523**

This transaction is exempt from transfer tax under 35 ILCS 200/31-45 (e)

[Signature] 08/05/2016  
 Buyer, Seller or Representative Date

**MAIL FUTURE TAX BILLS TO:**

IBC PROPERTY HOLDINGS, LLC  
5069 N. BROADWAY  
CHICAGO, IL 60640

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 8 | 5 | 2016

SIGNATURE: [Signature]  
GRANTOR or AGENT EW

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

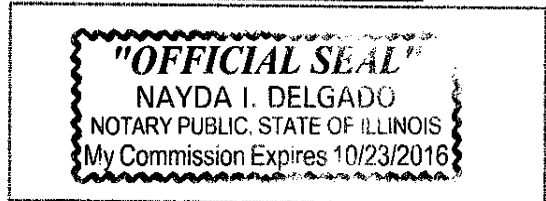
Nayda I. Delgado

By the said (Name of Grantor): John Benson

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 5 | 2016

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 08 | 05 | 2016

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

WAI FONG MOY

By the said (Name of Grantee): WARREN Tai

AFFIX NOTARY STAMP BELOW

On this date of: 08 | 05 | 2016

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**

revised on 10.6.2015