

# UNOFFICIAL COPY

## QUIT CLAIM DEED Statutory (ILLINOIS)



Doc#: 1625034061 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/06/2016 11:24 AM Pg: 1 of 4

### RECORDER'S STAMP

THE GRANTOR(S), **HASTINGS CUTOFF GROUP, LTD**, an Illinois Corporation, whose address is 105 W. Adams, Suite 3200, Chicago, Illinois 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 **PEDIMENT VENTURES, LLC-SERIES ZAPPA**, an Illinois limited liability company, all of the Grantor's rights and interest in the Premises described on Exhibit "A" which is attached hereto and made a part hereof.

DATED: July 7, 2016

Hastings Cutoff Group, LTD, an Illinois Corporation

By: [Signature]  
Its: President

\*This property does not constitute homestead property.

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

DATED: \_\_\_\_\_, 2016

\_\_\_\_\_  
Buyer, Seller or Representative

Common Address: See Exhibit "A"  
PIN: See Exhibit "A"

REAL ESTATE TRANSFER TAX	06-Sep-2016
	CHICAGO: 832.50
	CTA: 333.00
	TOTAL: 1,165.50 *

REAL ESTATE TRANSFER TAX	06-Sep-2016
	COUNTY: 55.50
	ILLINOIS: 111.00
	TOTAL: 166.50

20-23-115-042-1001 | 20160701628878 | 0-808-348-480

20-23-115-042-1001 | 20160701628878 | 0-094-837-568

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

[Signature]

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STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF COOK     )

The foregoing instrument was acknowledged before me this 7 day of July, 2016 by Andrew J. Maxwell the uses and purposes therein set forth.



*Jason M Manola*  
Notary Public

Prepared by: Wilson Property Mgmt, LLC 2035 W. Giddings St., Chicago, IL 60625

AFTER RECORDING, MAIL TO:  
Wilson Property Management, LLC  
2035 W. Giddings Street  
Chicago, IL 60625

NAME & ADDRESS FOR  
REAL ESTATE TAX BILLS:  
Wilson Property Mgmt, LLC  
2035 W. Giddings Street  
Chicago, IL 60625

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## Exhibit "A"

### Legal Description

#### PARCEL 1:

of the premises commonly known as: 6507 S. Ingleside Ave., Unit 1, Chicago, IL 60637  
Permanent Index Number (PIN): 20-23-115-042-1001

UNIT 1 IN THE 6507 SOUTH INGLESIDE CONDOMINIUM AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH 12.50 FEET OF LOT 22 AND LOT 23 (EXCEPT THE NORTH 32.50 FEET THEREOF) IN BLOCK 5 OF WOODLAWN RIDGE SUBDIVISION OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 16, 2006 AS DOCUMENT NUMBER 0604732051, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

of the premises commonly known as: 6510 S. Cottage Grove Ave.  
Permanent Index Number (PIN): 20-22-223-026-0000

LOT 5 IN BLOCK 8 IN OAKWOOD SUBDIVISION OF THE NORTH ½ OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

of the premises commonly known as: 6836-38 S. St. Lawrence Ave.  
Permanent Index Number (PIN): 20-22-409-026-0000

LOT 20 IN BLOCK 5 IN JOHNSON AND CLEMENTS SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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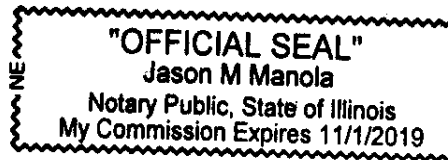
## STATEMENT BY GRANTOR AND GRANTEE

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 7.7, 2016

Signature: [Handwritten Signature], Pres.  
Grantor or Agent

Subscribed and sworn to before me  
By the said Andrew J. Maxwell  
This 7, day of July, 2016  
Notary Public [Handwritten Signature]

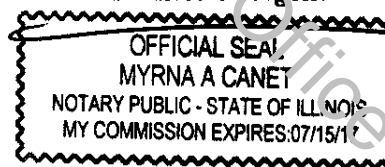


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 7, 2016

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Andreas Schoblik  
This 7th, day of July, 2016  
Notary Public [Handwritten Signature]



**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.)