

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST



THE GRANTOR Brian P. Leckie, Manager of Two Branches, L.L.C., an Illinois Limited Liability Company, of the Village of Palatine, County of Cook, State of Illinois, for the consideration of ten and no/100 (\$10.00) DOLLARS, and other valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to:

Doc# 1626749125 Fee \$42.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/23/2016 02:48 PM Pg: 1 of 3

Two Branches, L.L.C. 1400 Northwest Series, an Illinois Limited Liability Company

Address of Grantee: 303 West Slade, Palatine, IL 60067

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Legal Description

The Manager of the above Limited Liability Company is granted full power and authority to sell, convey, transfer, mortgage, lease and otherwise deal with the subject property pursuant to the provisions of the Company Operating Agreement.

No taxable consideration - Exempt pursuant to Paragraph 1004(e) of the Real Estate Transfer Act

Date 08/05/16 B. Leckie

Permanent Real Estate Index Number: 02-24-400-010-0000
Address of Real Estate: 1400 E. Northwest Hwy., Palatine, IL 60067

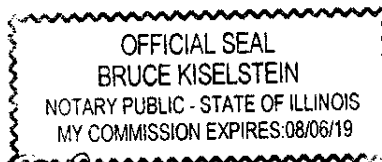
DATED this August 5, 2016

B. P. Leckie, manager
Brian P. Leckie, Manager of Two Branches, L.L.C.

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 Brian P. Leckie Manager of Two Branches, L.L.C., an Illinois Limited Liability Company, 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, for the uses and purposes therein set forth.

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



B. Kiselstein

This instrument was prepared by: Bruce Kiselstein, Esq., 930 East Northwest Highway, Mount Prospect, IL 60056

SCRIVENER HAS NOT EXAMINED TITLE, relying upon legal descriptions provided by the Grantor. Accordingly, Scrivener disclaims responsibility or liability which may result from failure of the Grantor to hold such title in the manner represented.

Send Subsequent Tax Bills To: Mr. Brian P. Leckie; 303 W. Slade, Palatine, IL 60067

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LEGAL DESCRIPTION

PARCEL 1

PIN 302-24-400-010-0000

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 1484.34 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST HIGHWAY AS SHOWN ON PLAT RECORDED JULY 8, 1932, AS DOCUMENT #11113034, THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 439.57 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 231.40 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 98.56 FEET TO THE POINT OF CURVE OF A CURVED LINE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 244.50 FEET THENCE SOUTHERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 130.86 FEET THENCE SOUTHWESTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVED LINE A DISTANCE OF 16.86 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 39.21 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY; HIGHWAY A DISTANCE OF 318.77 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN NORTHWEST HIGHWAY AS WIDENED PER PETITION FILED APRIL 20, 1964, IN COOK COUNTY, ILLINOIS, IN CASE NUMBER 641,9692, IN COOK COUNTY, ILLINOIS.

PARCEL 2

PIN # 02-24-405-007-0000

LOT 55 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10, 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 in 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: August 5, 2016

Signature: *George D. Frackale*
Grantor or Agent

Subscribed and sworn to before me by the said AGENT this 5 day of August, 2016



Notary Public *Kathleen Koenig*

The grantee or his agent affirms and verifies that the name of the grantee shown in 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: August 5, 2016

Signature: *George D. Frackale*
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 5 day of August, 2016



Notary Public *Kathleen Koenig*

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)