

# UNOFFICIAL COPY



Doc# 1626734036 Fee \$52.00  
RHSP Fee:\$9.00RPRF Fee \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/23/2016 11:38 AM Pg: 1 of 8

## QUIT CLAIM DEED ILLINOIS STATUTORY

THE GRANTOR(S), William David Perez, II and Nicole Berkowitz Perez, husband and wife, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Mercury Ventures, LLC, a California limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See attached Exhibit "A"*

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

### EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(e)

Permanent Real Estate Index Number: 17-16-405-097-1201  
Address(es) of Real Estate: 740 S. Federal Street, Unit 901, Chicago, IL 60605


Dated this 28 day of August, 2016

*William David Perez, II*

William David Perez, II



*Nicole Berkowitz Perez*

Nicole Berkowitz Perez

REAL ESTATE TRANSFER TAX		23-Sep-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-16-405-097-1201 | 20160901661520 | 2-087-036-736

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

REAL ESTATE TRANSFER TAX		23-Sep-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-16-405-097-1201 | 20160901661520 | 1-368-374-080

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STATE OF CALIFORNIA, COUNTY OF \_\_\_\_\_ SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, William David Perez, II, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

*KL*

\_\_\_\_\_  
(Notary Public)

STATE OF CALIFORNIA, COUNTY OF \_\_\_\_\_ SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Nicole Berkowitz Perez, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

*KL*

\_\_\_\_\_  
(Notary Public)

*See attached  
CA State  
acknowledgement*

**Mail To: and Address of Taxpayer:**  
William David Perez  
827 Sunset  
Hermosa Beach, CA 90254

**Prepared By:**  
Rachell M. Horbenko, Esq.  
301 Greenview Drive  
Crystal Lake, IL 60014

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## ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Los Angeles )

On Aug 24, 2016 before me, K. Larsen, Notary Public  
(Here insert name and title of the officer)

personally appeared, William David Perez II,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



K. Larsen  
Signature (Seal)

### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
QC Deed  
(Title or description of attached document)

740 S. Federal  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date 8/28/16

CAPACITY CLAIMED BY THE SIGNER

Individual (s)  
 Corporate Officer  
\_\_\_\_\_  
(Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for a knowledge.
  - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
  - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
  - Print the name(s) of document signer(s) who personally appear at the time of notarization.
  - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
  - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
  - Signature of the notary public must match the signature on file with the office of the county clerk.
    - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
    - ❖ Indicate title or type of attached document, number of pages and date.
    - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
  - Securely attach this document to the signed document with a staple.

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State of California )

County of Los Angeles )

On Aug. 24, 2016 before me, K. Larsen, Notary Public  
(Here insert name and title of the officer)

personally appeared, Nicole Berkowitz Perez,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is are subscribed to the within instrument and acknowledged to me that  
he she they executed the same in his her their authorized capacity(ies), and that by  
his her their signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

K. Larsen  
Signature (Seal)



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740.5 Federal  
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Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

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- Individual (s)
- Corporate Officer  
\_\_\_\_\_  
(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
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0622120155D Page: 4 of 4

## Legal Description

### Parcel A:

Unit 740-901 in the Printers Square Condominium as delineated on a plat of survey of the Printers Square Condominium which is a plat of part of the following described real estate:

Parcel 1: Lots 17 to 32, both inclusive, in Brand's Subdivision of Block 125 in the School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 2, 5 (except the West 5.64 feet of the North Half of said Lot 5) 8, 11, 14, 17 and 20 (except that part of Lots 2, 5, 8, 11, 14, 17 and 20 lying West of the East line of alley running North and South across the rear of said Lots as located on July 1, 1969) in Goodhue's Subdivision of Block 126 in the School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, and is attached as Exhibit "B" to the Declaration of Condominium recorded January 31, 2006 as document number 0603134126 as amended from time to time, together with such units undivided percentage interest in the common elements.

### Parcel B:

Non-exclusive easement for ingress and egress appurtenant to and for the benefit of that part of Parcel A lying in Parcel 2 of the tract of which Parcel A is a part, as aforesaid, as set forth in Agreement recorded as document 5556380 and in Agreement recorded as document 13016949 over and upon the North and South private alley running across the rear or Westerly portion of Lots 2, 5, 8, 11, 14 and 17 in Goodhue's Subdivision of Block 126 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel C:

Exclusive and non-exclusive easements appurtenant to and for the benefit of Parcel A contained, and more particularly defined and described, in Reciprocal Easement and Operating Agreement dated as of July 8, 2005 and recorded July 13, 2005 as document 0519432173 made among Waterton Printers' Square, L.L.C., a Delaware limited liability company, Federal Street I LLC, a Delaware limited liability company and Printers Square Garage LLC, an Illinois limited liability company over and across the Commercial Parcel defined and described therein.

P.I.N. 17-16-405-020-0000 through and including 17-16-405-034-0000

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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, 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.

Date: August 28, 2016 Signature: [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on . See attached  
\_\_\_\_\_  
Notary Public  
(Impress Seal Here) [Handwritten Initials]

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 and hold title to real estate under the laws of the State of Illinois.

Date: August 28, 2016 Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on . See attached  
\_\_\_\_\_  
Notary Public  
(Impress Seal Here) [Handwritten Initials]

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 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.]



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## JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 28<sup>th</sup> day of Aug.  
20 16 by William David Perez II

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature K. C. (Seal)



### OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Statement of Grantor  
(Title or description of attached document)

Grantor  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date 8/28/16

Additional information \_\_\_\_\_

### INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
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20 16 by William David Perez II

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

K. A.  
Signature (Seal)



### OPTIONAL INFORMATION

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Statement Grantor  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date 8/28/16

Additional information

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