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1701134102

Doc# 1701134102 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/11/2017 03:54 PM PG: 1 OF 4

Property of Cook County Clerk's Office

Cover Page

Cover page for recording Quit Claim Deed

3755 S. Morgan, Chicago IL 60609

17-32-414-029-0000

A handwritten signature in black ink, appearing to be 'Rd'.

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QUIT CLAIM DEED



THE GRANTOR, Lexington Square Place LLC, an Illinois Limited Liability Company, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid.

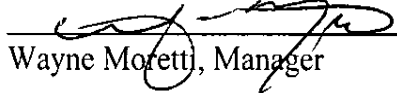
CONVEYS AND QUIT CLAIMS to Lexington Square 4 LLC, an Illinois Limited Liability Company, having its principal office at the following address: 1731 N. Marcey Street, Suite 200, Chicago, Illinois 60614, all right, title and interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION

Dated: December 27, 2016

Lexington Square Place LLC, an Illinois limited liability company

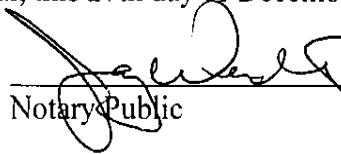
REAL ESTATE TRANSFER TAX		12-Jan-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-32-414-029-0000 20170101601423 1-314-530-272		

By: 
Wayne Moretti, Manager

STATE OF ILLINOIS)
)) SS
COUNTY OF COOK)

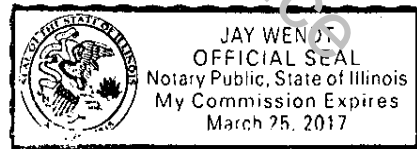
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Wayne Moretti, Manager of Lexington Square Place LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and 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, this 27th day of December, 2016


Notary Public

THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:

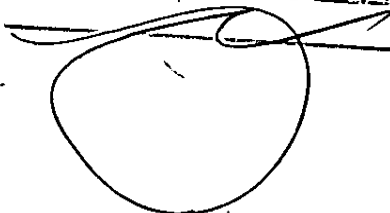
Lawrence M. Freedman
Ash, Anos, Freedman & Logan, L.L.C.
77 West Washington Street
Chicago, IL 60602



REAL ESTATE TRANSFER TAX		12-Jan-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-32-414-029-0000 20170101601423 0-337-007-808		

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

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 4 of the Real Estate Transfer Tax Act as set forth below.
Dated this 29 day of December, 2016



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EXHIBIT A LEGAL DESCRIPTION

THAT PART OF LOT 1 IN LEXINGTON SQUARE 3 RESUBDIVISION, BEING A RESUBDIVISION OF LOT 20 IN LEXINGTON PLACE 2, BEING A RESUBDIVISION OF BLOCK 15 IN GAGE, LEMOYNE AND HUBBARD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 2015, AS DOCUMENT NO 1520144094, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST, ON THE NORTH LINE OF SAID LOT, 48.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, ON THE EAST LINE OF SAID LOT, 20.96 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL; THENCE NORTH 89 DEGREES 57 MINUTES 15 SECONDS WEST, ON SAID EASTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE WESTERLY EXTENSION THEREOF, 48.00 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST, ON SAID WEST LINE, 20.99 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 17-32-414-029

PROPERTY ADDRESS:

3755 S. Morgan Street
Chicago, Illinois

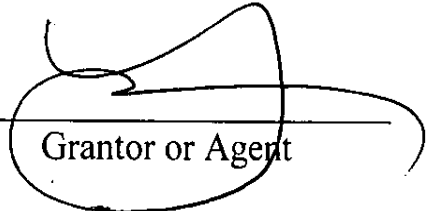
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STATEMENT BY GRANTOR AND GRANTEE

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: December 28, 2016

Signature


Grantor or Agent

Subscribed and sworn to before me
December 28, 2016

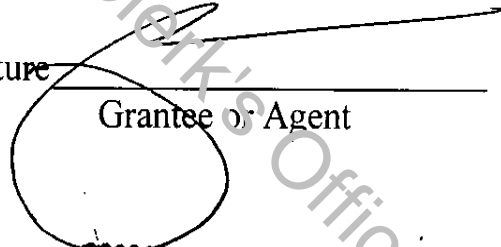

Notary Public



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.

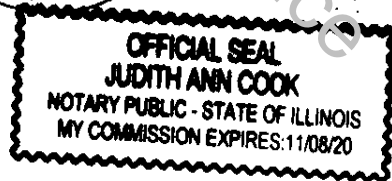
Dated: December 28, 2016

Signature


Grantee or Agent

Subscribed and sworn to before me
Dated: December 28, 2016


Notary Public



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.)