

# UNOFFICIAL COPY



\*1708708169D\*

Doc# 1708708169 Fee \$46.25

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/28/2017 01:45 PM PG: 1 OF 4

## QUIT CLAIM DEED

GRANTOR, SRE Capital LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, QUIT CLAIMS and CONVEYS to the GRANTEE, Kathleen R. Campbell, of 8010 Riverwalk Drive, Unit 4B, Lyons, in the County of Cook, in the State of Illinois,

==== For Recorder's Use ====

the following described real estate, to wit:

See Legal Description attached hereto as Exhibit "A" and made a part hereof.

Subject to: General real estate taxes not due and payable at the time of closing; the Condominium Property Act; the Riverwalk Condominium Declaration, including all amendments and exhibits; the Riverwalk Condominium Association; Applicable zoning and building laws and ordinances and other ordinances of record; Acts done or suffered by Grantees or anyone claiming by, through or under Grantees; Utility easements, if any, whether recorded or unrecorded; Covenants, conditions, restrictions, easements and agreements of record.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Address of Real Estate: 8030 Riverwalk, PS-31, Lyons, IL 60534

PIN: 18-02-204-016-1061

DATED this 15<sup>th</sup> day of March, 2017.

SRE Capital LLC

By: \_\_\_\_\_ (SEAL)

James D. Stillo, Organizer

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STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that James D. Stillo, personally known to me to be the Organizer of SRE Capital LLC, and 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 as such Organizer, he signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said LLC as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 15<sup>th</sup> day of March, 2017.

My commission expires 11/17/18

*Louis A. Plzak*  
NOTARY PUBLIC

(SEAL)

THIS INSTRUMENT WAS PREPARED BY: Louis A. Plzak, Attorney, 24 W. 500 Maple Ave., #201, Naperville, IL 60540

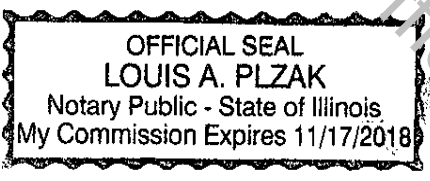
MAIL SUBSEQUENT TAX BILLS TO: Kathleen R. Campbell, 8030 Riverwalk Dr., Unit 8030-4B, Lyons, IL 60534

RETURN TO: Kathleen R. Campbell, 8030 Riverwalk Dr., Unit 8030-4B, Lyons, IL 60534

ILLINOIS TRANSFER STAMPS

Change under provisions of paragraph e, Section 34-45.  
Real Estate Transfer Tax Law.  
[35 ILCS 200/31-45]

*Louis A. Plzak* Dated: 3/15/17  
Buyer, Seller or Representative



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## Exhibit "A"

Unit 8030-PS31 in the Riverwalk Condominium as delineated on a survey of the following described real estate:

That part of the East 1/2 of the Northeast 1/4 of Section 2, Township 38 North, Range 12 East of the Third Principal Meridian, being part of Lots 1, 2 and 3 (except the Southwesterly 101 feet of said Lot 3) of Lunn's Subdivision of 2.5 Acres in the Northeast Quarter of Section 2; vacated Barry Point Road; and part of the East Half of the Northeast Quarter of said Section 2, lying North of the North line of Ogden Avenue and West of the West line of Joliet Road, described as follows:

Commencing at a point on the West line of Joliet Road (said West line being 33 feet West of and parallel with the East line of said Section 2) and 108 feet South of the North line of said Section 2; thence South 1 degree 54 minutes 57 seconds East, along the West line of Joliet Road, 319.31 feet measured (318.03 feet more or less record) to the North line of Ogden Avenue; thence South 73 degrees 10 minutes 19 seconds West on the Northerly line of Ogden Avenue, 124.91 feet to the Easterly line of the premises conveyed to Joseph J. Janda and Agnes Janda by deed dated June 1, 1948 and recorded June 8, 1948 as document 14331883, to the point of beginning of the tract herein described; thence continuing South 73 degrees 10 minutes 19 seconds West, along the Northerly line of Ogden Avenue 320.40 feet, to the Southeasterly extension of the Easterly line of the Southwesterly 101 feet of Lot 3 in Lunn's Subdivision; thence North 47 degrees 17 minutes 50 seconds West, along the Easterly line (and extension thereof) of the Southwesterly 101 feet of said Lot 3 in Lunn's Subdivision, being also a line if extended would pass through a cut cross on the top of a concrete wall, 89.60 feet (said cross being 21.38 feet further Northwesterly of the terminus of this line); thence Northeasterly, along a curve to the right, 175.49 feet said curve having a radius of 398.52 feet, a chord distance of 174.07 feet, and a chord bearing of North 56 degrees 17 minutes 42 seconds East; thence South 59 degrees 57 minutes 57 seconds East, 17.66 feet to a point on the Northerly line of vacated Barry Point Road, according to document 0010743494; thence North 30 degrees 02 minutes 03 seconds East, along the Northerly line of vacated Barry Point Road, 210.00 feet; thence South 59 degrees 57 minutes 57 seconds East, 49.00 feet to a point on the Southerly line of said vacated Barry Point Road; thence North 30 degrees 02 minutes 03 seconds East, along the Southerly line of vacated Barry Point Road 109.10 feet to the East line of the property conveyed by said document 14331883; thence South 1 degree 54 minutes 57 seconds East, along said East line, 307.67 feet to the point of beginning, in Cook County, Illinois, and all taken as a tract;

Except that part of the aforesaid tract described as follows: commencing at the Southeast corner of said tract, said point being the point of intersection of the Easterly line of the premises conveyed to Joseph J. Janda and Agnes Janda by deed dated June 1, 1948 and recorded June 8, 1948 as document 14331883, with the Northerly line of Ogden Avenue; thence North 01 degrees 54 minutes 57 seconds West, 27.09 feet to the point of beginning of said exception: thence North 78 degrees 02 minutes 51 seconds West, 116.00 feet; thence North 11 degrees 57 minutes 00 seconds East, 154.00 feet; thence North 57 degrees 19 minutes 43 seconds East, 20.91 feet to a point on the Southerly line of vacated Barry Point Road; thence North 30 degrees 02 minutes 03 seconds East, along the Southerly line of vacated Barry Point Road 109.10 feet to the East line of the property conveyed by said document 14331883; thence South 1 degree 54 minutes 57 seconds East, along said East line of property conveyed, 280.58 feet to the point of beginning of the exception herein described, together with that part of this development falling within the East 1/2 of the Northeast 1/4 of Section 2, Township 38 North, Range 12, East of the Third Principal Meridian, all in Cook County, Illinois;

Which survey is attached as Exhibit "C" to the Declaration of Condominium recorded January 28, 2005 as document number 0502834082 and amendment No. 1, recorded October 18, 2006, as document number 0629131064, and as further amended from time to time, together with its undivided percentage interest in the common elements.

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 05 | 23 | 2017

SIGNATURE: \_\_\_\_\_

GRANTOR or AGENT

**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: \_\_\_\_\_

Shervell Jones

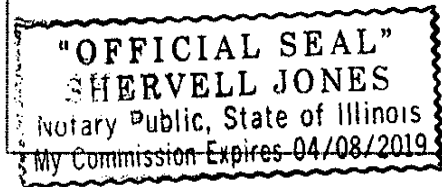
By the said (Name of Grantor): James Stillb

AFFIX NOTARY STAMP BELOW

On this date of: 03 | 23 | 2017

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

DATED: 3 | 24 | 2017

SIGNATURE: \_\_\_\_\_

GRANTEE or AGENT

[Signature]

**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: \_\_\_\_\_

Donna J. Meehan

By the said (Name of Grantee) Kathleen Renee Campbell

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 24 | 2017

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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)