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QUIT CLAIM DEED

THE GRANTOR,

Towhead Properties LLC



1710234050

Doc# 1710234050 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/12/2017 11:40 AM PG: 1 OF 5

of the City of Chicago, Illinois, County of Cook, State of Illinois for and consideration of TEN and no/100 ----- DOLLARS and other good and valuable considerations in hand paid

CONVEYS AND QUIT CLAIMS to: Joshua A. Leeson, a married man, 8864 Overlook Point, St. John, Indiana 46373

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

LOT 1 IN THE RESUBDIVISION OF LOTS 4, 5 and 6 (EXCEPT THE ENDORSEMENT 32 FEET of LOT 6) IN RIDGEWAY INDUSTRIAL PARK BEING, A SUBDIVISION IN THE SOUTHWEST ¼ of SECTION 25, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT RECORDED DECEMBER 23, 1998 as DOCUMENT No. 08168609 IN COOK COUNTY, ILLINOIS

TO HAVE AND HOLD said premises forever.

This Quit Claim Deed is intended as a deed in lieu of foreclosure. This deed, upon delivery, is an absolute and full conveyance of fee simple title to the land and the improvements on the land set forth in the legal description above.

The deed is accepted in full payment and satisfaction of all of the following: Mortgage dated July 24, 2006 and recorded August 8, 2006 as Document Number 0622045038 made by Towhead Properties LLC to MB Financial Bank to secure an indebtedness in the amount of \$460,000.00; Assignment of Rents recorded August 8, 2006 as Document Number 0622045039 made by Towhead Properties LLC to MB Financial Bank; Modification of Mortgage dated July 24, 2009 and recorded January 22, 2010 as Document Number 1002222058 which instrument secures an increase in the indebtedness to \$517,500.00; Assignment of Mortgage to ColFin Bulls Funding A. LLC recorded November 15, 2011 as Document Number 1131945035; Assignment of Mortgage to ColFin Bulls A Finance Sub, LLC recorded April 3, 2012 as Document

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Number 1209431057; Assignment of Mortgage to North Capital Skokie LLC recorded October 31, 2016 as Document Number 1630545055; Assignment of Assignment of Rents to Colfin Bulls Funding A LLC recorded April 3, 2012 as Document Number 1209431057; and Assignment of Mortgage to Joshua A. Leeson recorded February 1, 2017 as Document Number 1703244102; said mortgage debts have been canceled, satisfied and extinguished and Towhead Properties LLC, an Illinois Limited Liability Company, and all of its members are released and discharged from any liability whatsoever relating to these debts.

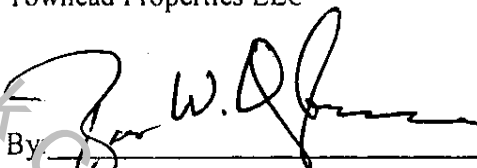
Permanent Index Number 29-25-301-067-0000

Property Address: Chappel Ave. & 178th St. (also identified as 17800 Chappel),
Lansing, Illinois 60438

THIS IS NOT HOMESTEAD PROPERTY.

DATED this 12 day of March, 2017

Towhead Properties LLC

By 

One of Its Authorized Members
Ross W. Oppenhuis



Name of Authorized Member, Ross W. Oppenhuis

This Deed is exempt from real estate transfer tax under 35 ILCS 200/31-45(e).

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STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Ross W. Oppenhuis, personally known to me to be an Authorized Member of Towhead Properties LLC, an Illinois Limited Liability Company, 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 Authorized Member he signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this 12 day of March, 2017.

Lisa Hickey
Notary Public



This Document was prepared by: Mary Jo O'Donnell of Carroll, Hartigan & Cerney, Ltd., 218 N. Jefferson Street, Suite 102, Chicago, IL 60661-1239.

MAIL TO:

Mary Jo O'Donnell
Carroll, Hartigan & Cerney, Ltd.
218 North Jefferson Street, Suite 102
Chicago, Illinois 60661-1239

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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: 3 | 12 | 2017

SIGNATURE: By: [Signature]
Towhead Properties LLC
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:

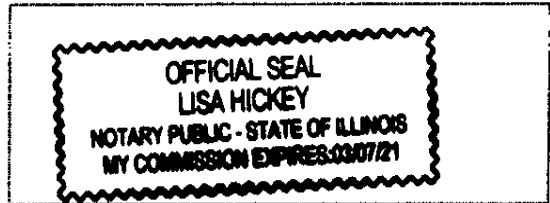
LISA HICKEY

By the said (Name of Grantor): [Signature]

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 12 | 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 | 12 | 2017

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

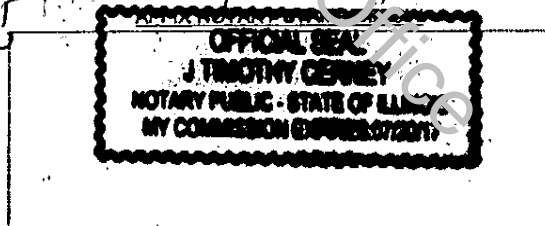
Subscribed and sworn to before me, Name of Notary Public:

J. TIMOTHY CERNEY

By the said (Name of Grantee): MARY JO O'DONNELL, AGENT FOR JOSHUA A. LEESON

On this date of: 3 | 12 | 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)

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:



**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Towhead Properties, LLC

17655 Chappel Avenue

Lansing, IL 60438

Telephone: 708-243-0622

Attorney or Agent: J Timothy Cerney

Telephone No.: 312-236-3575

Property Address Chappel Ave & 178th Street / 17800 Chappel
Lansing, IL 60438

Property Index Number (PIN) 29-25-301-067-0000

Water Account Number 331 0540 00 01

Date of Issuance: April 6, 2017

State of Illinois)

County of Cook)

This instrument was acknowledged before
me on April 6, 2017 by

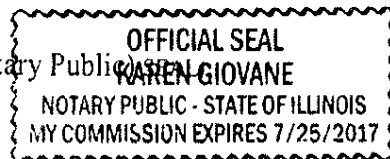
Karen Giovane.

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.