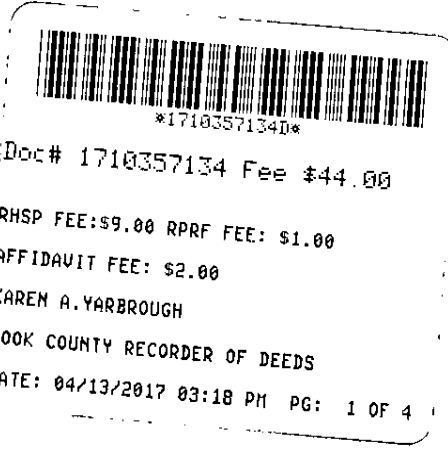


# UNOFFICIAL COPY

GIT 40030283 (11/19)  
P.C.

This document prepared by (and after recording return to):

Name: Alliance for Revitalized Communities, LLC  
Address: 2950 Buskirk Ave #300  
City, State, Zip: Walnut Creek, CA 94597  
Phone: (925)407-4747



-----Above This Line Reserved For Official Use Only-----

15-13-304-034-1007  
(Parcel Identification Number)

## QUITCLAIM DEED

### KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Alliance for Revitalized Communities, LLC**, hereinafter referred to as "Grantor", does hereby convey and quitclaim unto **ARC Neighborhoods, LLC**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

#### PARCEL 1:

UNIT 839-1W, IN THE PARK VIEW CONDOMINIUMS OF FOREST PARK AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2 AND 3 IN BLOCK 6, THE SOUTHWEST ¼ OF BLOCK 4, THE NORTH 188395 FEET OF THE EAST 197.10 FEET OF BLOCK 5, BLOCK 6, THE SOUTHWEST ¼ OF BLOCK 7, BLOCKS 8, 15 AND BLOCK 18 (EXCEPT THE SOUTH 125 FEET THEREOF) ALL IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER AND THAT PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER LYING SOUTHEAST OF THE CENTER OF DES PLAINES AVENUE IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED MAY 1, 2003 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0312145004 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-10 AS LIMITED COMMON ELEMENTS "LCE" AS DELINEATED ON THE SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 839-1W, AS SET FORTH IN THE DECLARATION, THE GRANTOR RESERVES TO ITSELF ITS SUCCESSORS AND ASSIGNS, THE RIGHT AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

# UNOFFICIAL COPY

Real Estate Address: **839 LATHROP AVENUE, UNIT 1W, FOREST PARK, IL 60130**

Pin # 15 - 13 - 304 - 034 - 1007

VILLAGE OF FOREST PARK  
 PROPERTY COMPLIANCE  
 No. 6573  
 Approved/Date 3-2017

exempt

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 22<sup>nd</sup> day of March, 2017.

**Alliance for Revitalized Communities, LLC**

*J. T. Hess*  
 BY: John T. Hess

TITLE: Vice President

STATE OF CALIFORNIA

COUNTY OF Contra Costa

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 2017, by John T. Hess, Vice President of **Alliance for Revitalized Communities, LLC**.



(SEAL)

*Miranda Villanueva*  
 Notary Public

Printed Name: Miranda Villanueva

My Commission Expires:

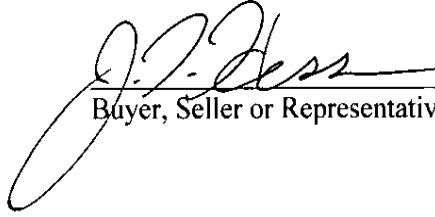
2/26/20

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT.

# UNOFFICIAL COPY

DATE: 3-22-17.

  
Buyer, Seller or Representative

**Grantor(s) Name, Address, phone:**  
Alliance for Revitalized Communities, LLC  
2950 Buskirk Ave., Suite 300  
Walnut Creek, CA 94597  
925-407-4747

**Grantee(s) Name, Address, phone:**  
ARC Neighborhoods, LLC  
2950 Buskirk Ave., Suite 300  
Walnut Creek, CA 94597  
925-407-4747

**SEND TAX STATEMENTS TO GRANTEE**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 of Assignment of Beneficial Interest in 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 March 23<sup>rd</sup>, 2017

Signature: J. T. Hess  
Grantor or Agent

Subscribed and sworn to before me  
By the said John T. Hess  
This 23<sup>rd</sup> day of March, 2017  
Notary Public Miranda Villanueva

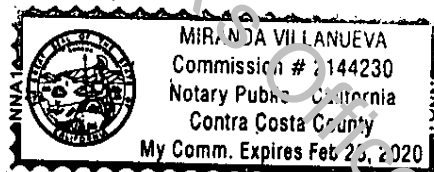


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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:

Date March 23<sup>rd</sup>, 2017

Signature: David Waal  
Grantee or Agent

Subscribed and sworn to before me  
By the said David Waal  
This 23<sup>rd</sup> day of March, 2017  
Notary Public Miranda Villanueva



Note: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)