

# UNOFFICIAL COPY

## QUIT CLAIM DEED (ILLINOIS)

THE GRANTOR, 3216 GARAGE CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten Dollars & other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said



Doc# 1715945091 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/08/2017 04:01 PM PG: 1 OF 5

RECORDER'S STAMP

corporation, CONVEYS and QUIT CLAIMS to **M DIFOGGIO INVESTMENTS LLC, an Illinois limited liability company**, having its principal office at 3216 South Shields, Chicago, Illinois 60616, all interest in the following described real estate in the County of Cook in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 17-32-402-026-1001 (Unit 201)  
17-32-402-026-1028 (Unit 406)  
17-32-402-026-1061 (P-1)  
17-32-402-026-1064 (P-4)  
17-32-402-026-1082 (P-22)  
17-32-402-026-1118 (P-58)

Address of real estate: 974 W. 35<sup>th</sup> Place, Unit 201, 406, P-1, P-4, P-22, & P-58, Chicago, IL 60609


Subject to covenants, conditions and restrictions of record; public and utility easements, if any; existing leases of record; and general real estate taxes not due and payable.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by its President, this 23rd day of May, 2017.

3216 GARAGE CORPORATION, an Illinois corporation



By:   
Mario DiFoggio

Its: President

REAL ESTATE TRANSFER TAX		09-Jun-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-32-402-026-1001 | 20170601669917 | 0-428-452-288

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

REAL ESTATE TRANSFER TAX		09-Jun-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-32-402-026-1001 | 20170601669917 | 1-928-972-736

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This transaction is exempt under the provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Date: 5-23-17

*[Handwritten Signature]*

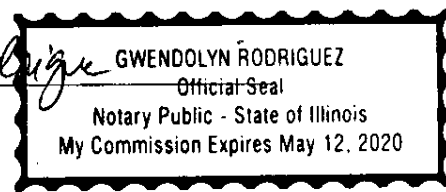
State of Illinois, )  
County of Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARIO DiFOGGIO, personally known to me to be the President of 3216 GARAGE CORPORATION, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of 3216 GARAGE CORPORATION, pursuant to authority, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of May, 2017.

Commission expires May 12, 2020

*Gwendolyn Rodriguez*  
Notary Public



This instrument was prepared by Mark L. Evans, Beermann Pritikin Mirabelli Swerdlove LLP, 161 North Clark Street, Suite 2600, Chicago, Illinois 60601.

MAIL TO:  
Mark L. Evans  
Beermann Pritikin Mirabelli Swerdlove LLP  
161 N. Clark St., Ste. 2600  
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:  
M Difoggio Investment, LLC  
3216 S. Shields  
Chicago, Illinois 606016

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR, 3216 GARAGE CORPORATION, or its Agent affirm that, to the best of its 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: May 23, 2017

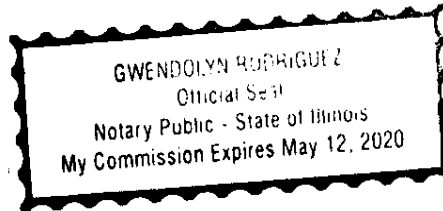
3216 GARAGE CORPORATION, an Illinois corporation

By: [Signature]  
Mario DiFoggio

Its: President

Subscribed and Sworn to before me by the said Mario DiFoggio  
this 23rd day of May, 2017

[Signature]  
Notary Public



THE GRANTEE, M DIFOGGIO INVESTMENTS LLC, or its Agent affirm(s) and verifie(s) 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.

Dated: May 23, 2017

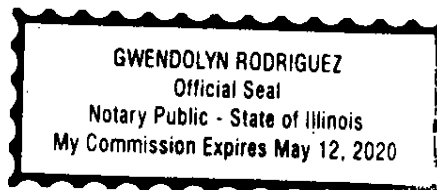
M DIFOGGIO INVESTMENTS LLC, an Illinois limited liability company

By: [Signature]

Its: President

Subscribed and Sworn to before me by the said Mario DiFoggio  
this 23rd day of May, 2017

[Signature]  
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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

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## LEGAL DESCRIPTION

UNITS 201, 406, P-1, P-4, P-22 & P-58 IN THE MORGAN LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 17, 18, 19 AND 20 (EXCEPT THAT PART OF LOT 17 IN BLOCK 3 IN GAGE LEMOYNE HUBBARD AND OTHERS SUBDIVISION DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF LOT 17 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.07 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.00 FEET TO A POINT OF BEGINNING, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.08 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 51.21 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 20.68 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS 2.66 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS 3.00 FEET, THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 9.39 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3.00 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.61 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.30 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.47 FEET TO THE POINT OF BEGINNING, LYING ABOVE ELEVATION 12.52 FEET AND BELOW ELEVATION 29.25 FEET, ALSO EXCEPTING THAT PART OF LOT 17 IN BLOCK 3 IN GAGE LEMOYNE HUBBARD AND OTHERS SUBDIVISION DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF LOT 17, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.97 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.00 FEET TO A POINT OF BEGINNING, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 14.88 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 2.75 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.25 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 34.33 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.33 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.35 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 22.30 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3.10 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 9.34 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3.10 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.61 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.30 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.42 FEET TO THE POINT OF BEGINNING LYING ABOVE ELEVATION 12.52 FEET AND LYING BELOW ELEVATION 29.25 FEET, ALL IN THE EAST HALF THE SOUTHEAST QUARTER OF

