

# UNOFFICIAL COPY



AFTER RECORDING RETURN TO:

Seyfarth Shaw LLP  
233 South Wacker Drive  
Suite 8000  
Chicago, Illinois 60606  
Attn: Allan Reich, Esq.

Doc# 1720006084 Fee \$52.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/19/2017 03:37 PM PG: 1 OF 8

PERMANENT INDEX NUMBERS:

See Exhibit A attached hereto

PROPERTY ADDRESS:

See Exhibit A attached hereto


## QUITCLAIM DEED

THIS QUITCLAIM DEED is made and executed on the date indicated in the acknowledgment, but effective as of July 19, 2017 by and between **SWAP O RAMA, INC.** (formerly known as PLCSI, Inc.), a Delaware corporation, having an address of 1723 South Michigan Avenue, Chicago, Illinois 60616 (the "Grantor"), and **4200 SOUTH ASHLAND PROPERTY, INC.**, an Illinois corporation, having an address of 1723 South Michigan Avenue, Chicago, Illinois 60616 (the "Grantee");



Grantor, for and in consideration of the sum of Ten Dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby CONVEY AND QUITCLAIM unto the Grantee, its successors and assigns, the following described real estate, together with any and all improvements located thereon and all rights, easements and appurtenances thereto in any way belonging (collectively, the "Property"), situated in the County of Cook, State of Illinois, and as more particularly described on Exhibit A attached hereto.

This Quitclaim Deed is Exempt under the provisions of Paragraph J, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45) and is exempt under the provisions of Paragraph J, Section 3-33-060 of the Chicago Transaction Tax Ordinance.

[Signature page follows next]

REAL ESTATE TRANSFER TAX		20-Jul-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

20-06-200-014-0000 | 20170401640519 | 2-108-943-808

REAL ESTATE TRANSFER TAX		20-Jul-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-06-200-014-0000 | 20170401640519 | 0-430-120-384

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

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IN WITNESS WHEREOF, Grantor has delivered this instrument to be effective as of the day and year first above written.

GRANTOR:

**SWAP O RAMA, INC.,**  
a Delaware corporation

By: *Jacques Preis*  
 Name: Jacques Preis  
 Title: President and Chief Executive Officer

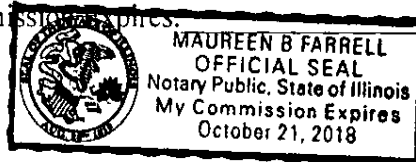
STATE OF ILLINOIS                     )  
   ) SS  
 COUNTY OF COOK                     )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jacques Preis, personally known to me to be the President and Chief Executive Officer of **SWAP O RAMA, INC.**, Delaware corporation, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such, he, being duly authorized, signed, sealed and delivered the said instrument as his free and voluntary act and deed and as the free and voluntary act and deed of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 21<sup>ST</sup> day of APRIL, 2017.

*Maureen B. Farrell*  
 Notary Public

My Commission Expires \_\_\_\_\_



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## Exhibit A

### Legal Description

#### PARCEL 1:

LOT 1 (EXCEPT THE EAST 10 FEET THEREOF) AND ALL OF LOT 2 IN THE PLAT OF SULZBERGER AND SONS COMPANY'S BLOCK "C", BEING A SUBDIVISION OF PART OF THE EAST 50 ACRES OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 26, 1916 AS DOCUMENT 5793693, (AND ALSO EXCEPTING FROM THE ABOVE THAT PART OF THE DESCRIBED AS FOLLOWS: THE EAST 250.00 FEET OF THE SOUTH 140.0 THEREOF) IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF THE EAST 50 ACRES (EXCEPT THE EAST 50 FEET THEREOF) OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE NORTHERLY LINE OF LOT 1 IN SULZBERGER AND SONS COMPANY'S BLOCK "C" AFORESAID AND WHICH LIES SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT WHICH IS 1400.75 FEET NORTH OF THE SOUTH LINE AND 815.80 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 (BEING THE WEST LINE OF SAID EAST 50 ACRES) AND RUNNING THENCE EASTERLY, A DISTANCE OF 154.70 FEET TO A POINT WHICH IS 1393.57 FEET NORTH OF SAID SOUTH LINE OF THE NORTHEAST 1/4; THENCE EASTERLY, A DISTANCE OF 164.20 FEET TO A POINT WHICH IS 1394.27 FEET NORTH OF SAID SOUTH LINE OF THE NORTHEAST 1/4; THENCE EASTERLY A DISTANCE OF 157.00 FEET TO A POINT WHICH IS 1399.67 FEET NORTH OF SAID SOUTH LINE OF THE NORTHEAST 1/4 AND THENCE EASTERLY A DISTANCE OF 302.20 FEET MORE OR LESS, TO A POINT WHICH IS 1447.20 FEET NORTH OF SAID SOUTH LINE AND 40 FEET WEST OF SAID EAST LINE OF SAID NORTHEAST 1/4, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THAT PART OF LOT 1 IN THE PARTITION BY THE HEIRS OF THE BEERS ESTATE OF THE WEST 110 ACRES OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE SOUTH 12.499 ACRES OF THE EAST 50 ACRES OF THE NORTHEAST 1/4 OF SECTION 6, EXTENDED WESTERLY TO THE POINT OF INTERSECTION OF SAID LAST DESCRIBED LINE WITH THE WEST LINE OF LOT 2 IN THE SULZBERGER AND SONS COMPANY'S BLOCK "C" AFORESAID, EXTENDED SOUTH, EAST OF THE WEST LINE OF SAID LOT 2 EXTENDED SOUTH, AND SOUTH OF THE SOUTH LINE OF SAID LOT 2, ALL IN COOK COUNTY, ILLINOIS.

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## PARCEL 4:

THAT PART OF THE SULZBERGER AND SONS COMPANY'S BLOCK 'A', BEING A CONSOLIDATION OF SUNDRY TRACTS OF LAND IN THE SOUTH 12.499 ACRES OF THE EAST 50 ACRES OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 'A' BEING ALSO THE WEST LINE OF SOUTH MARSHFIELD AVENUE PRODUCED NORTH AND THE CENTER LINE OF WEST 42ND STREET PRODUCED WEST; THENCE WEST ALONG THE NORTH LINE OF BLOCK 'A' 76.26 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID BLOCK 'A' 225.3 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF BLOCK 'A' 15.86 FT; THENCE SOUTH PARALLEL TO THE EAST LINE OF BLOCK 'A' 14.62 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF BLOCK 'A' 60.40 FEET TO THE EAST LINE OF SAID BLOCK 'A' BEING ALSO THE WEST LINE OF SOUTH MARSHFIELD AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 'A' 171.15 FEET; THENCE WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF BLOCK 'A' 375.14 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF BLOCK 'A' 411.50 FEET TO THE NORTH LINE OF SAID BLOCK 'A'; THENCE EAST ALONG THE NORTH LINE OF BLOCK 'A' 298.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 5:

THAT PART OF SULZBERGER AND SONS COMPANY'S BLOCK 'A' BEING A SUBDIVISION OF SUNDRY TRACTS OF LAND IN THE SOUTH 12.499 ACRES OF THE EAST 50 ACRES OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 'A' BEING ALSO THE WEST LINE OF SOUTH MARSHFIELD AVENUE PRODUCED WEST; THENCE WEST ALONG THE NORTH LINE OF BLOCK 'A' 76.26 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID BLOCK 'A' 225.73 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF BLOCK 'A' 15.86 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF BLOCK 'A' 14.62 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF BLOCK 'A' 60.40 FEET TO THE EAST LINE OF SAID BLOCK 'A' BEING ALSO THE WEST LINE OF SOUTH MARSHFIELD AVENUE; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 'A', 225 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID BLOCK 'A'; THENCE WEST ALONG THE NORTH LINE OF BLOCK 'A' TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 6:

THAT PART OF LOTS 1 TO 5 INCLUSIVE IN THE PARTITION BETWEEN THE HEIRS OF THE BEERS ESTATE OF THE WEST 110 ACRES OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 1030.50 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 6 WITH THE NORTH LINE OF WEST 43RD STREET (WHICH POINT IS 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4) AND RUNNING THENCE NORTH ALONG SAID WEST LINE OF THE EAST 1030.50 FEET, A DISTANCE OF 619 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 652 FEET OF SAID NORTHEAST 1/4; THENCE WEST ON SAID NORTH LINE OF THE SOUTH 652 FEET A DISTANCE OF 1122.30 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 522.66 FEET TO A POINT WHICH IS 902 FEET NORTH OF THE SOUTH LINE AND 1692.80 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE NORTH EASTWARDLY IN A STRAIGHT LINE A DISTANCE OF 92.79 FEET TO A POINT WHICH IS 971.05 FEET NORTH OF SAID SOUTH LINE AND 1630.54 FEET WEST OF SAID EAST LINE OF SAID NORTHEAST 1/4; THENCE NORTH EASTWARDLY IN A STRAIGHT LINE, DISTANCE OF 673.74 FEET TO A POINT WHICH IS 1284.32 FEET NORTH OF SAID SOUTH LINE AND 1032.80 FEET WEST OF SAID EAST LINE OF SAID NORTHEAST 1/4; THENCE NORTH EASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX NORTHERLY AND HAVING A RADIUS OF 528.05 FEET, A DISTANCE OF 53.90 FEET TO THE NORTHWEST CORNER OF LOT 2 IN 'THE SULZBERGER AND SONS CO'S, BLOCK 'C', BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SAID SECTION 6, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 AND SAID LINE EXTENDED SOUTH TO NORTH LINE OF 43RD STREET (BEING THE WEST LINE OF THE EAST 167 FEET OF LOT 1 IN SAID PARTITION) A DISTANCE OF 1271.60 FEET TO SOUTH WEST CORNER OF THE SULZBERGER AND SONS COMPANY BLOCK 'B' BEING A CONSOLIDATION OF LOTS 16 TO 24 INCLUSIVE IN BEERS SUBDIVISION OF THE SOUTH 667.15 FEET OF 167 FEET WEST OF AND ADJOINING EAST 50 ACRES OF THE NORTHEAST 1/4 OF SAID SECTION 6, AND SAID NORTH LINE OF WEST 43RD STREET, AND THENCE WEST ALONG SAID NORTH STREET LINE, A DISTANCE OF 47.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Street Addresses: 4100 S. Ashland Avenue, Chicago, Illinois  
4236 S. Marshfield Avenue, Chicago, Illinois  
4200 S. Hermitage Avenue, Chicago, Illinois

Permanent Index Numbers: 20-06-200-014-0000  
20-06-200-016-0000  
20-06-200-027-0000  
20-06-200-041-0000  
20-06-200-050-0000  
20-06-200-067-0000  
20-06-200-071-0000  
20-06-200-072-0000

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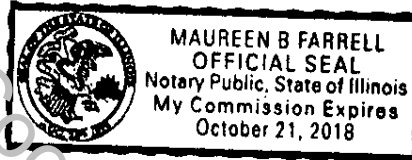
## STATEMENT BY GRANTOR AND GRANTEE

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

Dated APRIL 21, 2017 Signature: *Jacques Preis*  
Grantor or Agent

Subscribed and sworn to before me by the  
said Jacques Preis  
this 21<sup>st</sup> day of APRIL  
2017.

*Maureen B. Farrell*  
Notary Public

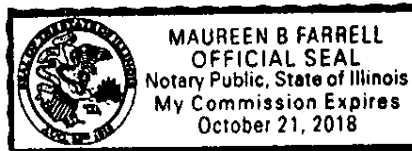


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated APRIL 21, 2017 Signature: *Jacques Preis*  
Grantee or Agent

Subscribed and sworn to before me by the  
said Jacques Preis  
this 21<sup>st</sup> day of APRIL  
2017.

*Maureen B. Farrell*  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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## PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

CIRCLE THE NUMBER BELOW WHICH IS APPLICABLE TO THE ATTACHED DEED

State of ILLINOIS    )  
                                  ) SS:  
County of COOK     )

Jacques Preis, being duly sworn on oath, states that he resides at c/o Swap O Rama, Inc., 1723 South Michigan Avenue, Chicago, Illinois 60616, and that the attached deed is not in violation of Chapter 765 ILCS, paragraph 205/1, subsection (b) for one of the following reasons.

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance fails in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

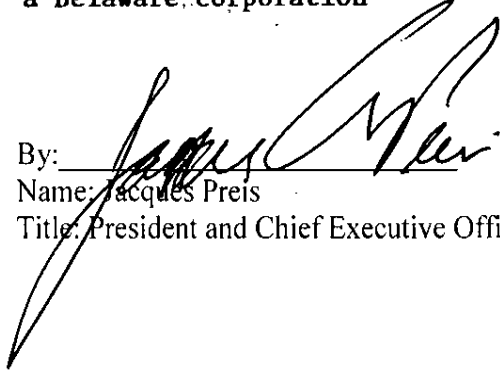
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds Recorder of Cook County, Illinois to accept the attached deed for recording.

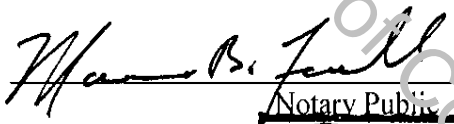
*[Signature follows on next page]*

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SWAP O RAMA, Inc.,  
a Delaware corporation

By:   
Name: Jacques Preis  
Title: President and Chief Executive Officer

SUBSCRIBED AND SWORN TO  
BEFORE ME ON THIS 21<sup>st</sup> DAY  
OF April, 2017

  
Notary Public

