

UNOFFICIAL COPY

AFTER RECORDING RETURN TO:

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



Doc# 1720006086 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/19/2017 03:40 PM PG: 1 OF 6

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 Jul 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 **MELROSE PARK LAND, LLC**, an Illinois limited liability company, 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).

[Signature page follows next]



REAL ESTATE TRANSFER TAX



15-05-300-024-0000

20-Jul-2017
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

20170401640516 | 2-008-280-512

[Handwritten signature]

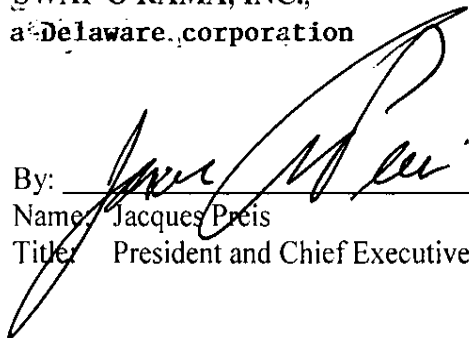
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IN WITNESS WHEREOF, Grantor has delivered this instrument to be effective as of the day and year first above written.

GRANTOR:

SWAP O RAMA, INC.,
a Delaware corporation

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



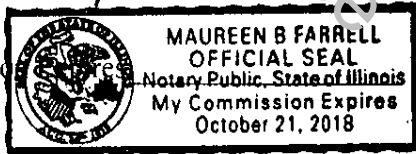
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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 21st day of April, 2017.

Maureen B. Farrell
Notary Public

My Commission Expires



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Exhibit A

Legal Description

THAT PART OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF LAKE STREET AND THE CENTER LINE OF MANNHEIM ROAD; THENCE NORTH 80 DEGREES, 02 MINUTES 10 SECONDS WEST, ALONG THE CENTER LINE OF SAID LAKE STREET, A DISTANCE OF 52.74 FEET, TO THE EAST LINE OF SECTION 5 NORTH OF THE INDIAN BOUNDARY LINE, THENCE CONTINUING NORTH 80 DEGREES 02 MINUTES 10 SECONDS WEST, ALONG THE CENTER LINE OF SAID LAKE STREET, A DISTANCE OF 256.16 FEET; THENCE NORTH 75 DEGREES 05 MINUTES 15 SECONDS WEST ALONG THE SAID CENTER LINE OF LAKE STREET, A DISTANCE OF 758.26 FEET; THENCE SOUTH 16 DEGREES 54 MINUTES 45 SECONDS WEST, A DISTANCE OF 475.75 FEET; THENCE NORTH 82 DEGREES 48 MINUTES 20 SECONDS WEST, A DISTANCE OF 364.26 FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONVEXED WESTERLY, HAVING A RADIUS OF 305.0 FEET, AN ARC DISTANCE OF 147.66 FEET; THENCE SOUTH 72 DEGREES 23 MINUTES 40 SECONDS EAST, A DISTANCE OF 846.33 FEET TO A POINT OF CURVE; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE, CONVEXED NORTHEASTERLY, HAVING A RADIUS OF 6,100.00 FEET, AN ARC DISTANCE OF 301.65 FEET, (THE CHORD BEARING BEING SOUTH 70 DEGREES 58 MINUTES 40 SECONDS EAST) TO A POINT OF REVERSE CURVE; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVED LINE CONVEXED SOUTHWESTERLY HAVING A RADIUS OF 5,900.00 FEET, AN ARC DISTANCE OF 291.76 FEET; THENCE CONTINUING SOUTH 72 DEGREES 23 MINUTES 40 SECONDS EAST TO THE EAST LINE OF SAID SECTION 5 SOUTH OF THE INDIAN BOUNDARY LINE, THENCE NORTHERLY ALONG SAID EAST LINE, AND THE NORTHERLY EXTENSION THEREOF, TO THE POINT OF BEGINNING, EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SAID CENTER LINE OF LAKE STREET 225 FEET SOUTHEASTERLY (AS MEASURED ALONG THE SAID CENTER LINE OF LAKE STREET) OF THE MOST NORTHERLY CORNER THEREOF, THENCE RUNNING SOUTH 16 DEGREES 54 MINUTES 45 SECONDS WEST TO ITS INTERSECTION WITH THE SOUTH LINE THEREOF ALSO EXCEPTING THAT PART THEREOF TAKEN FOR LAKE STREET ALSO EXCEPTING THAT PART THEREOF CONVEYED BY THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY (WISCONSIN CORPORATION) TO THE STATE OF ILLINOIS ACTING BY AND THROUGH ITS DEPARTMENT OF PUBLIC WORKS AND BUILDINGS BY DEED DATED JULY 30, 1964 AND RECORDED JULY 30, 1964 AS DOCUMENT 19200376 IN COOK COUNTY, ILLINOIS.

Street Address: 4600 West Lake Street, Melrose Park, Illinois

Permanent Index Number: 15-05-300-024-0000

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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.

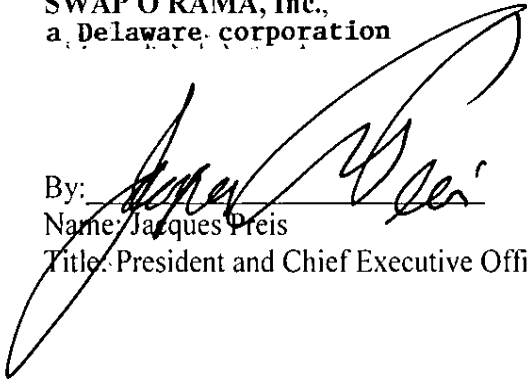
1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
- the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts 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 or 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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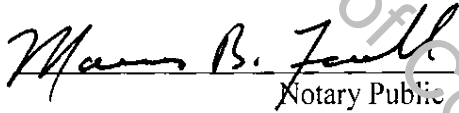
SWAP O RAMA, Inc.,
a Delaware corporation

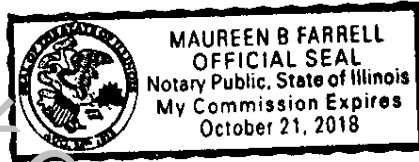
By: 

Name: Jacques Preis

Title: President and Chief Executive Officer

SUBSCRIBED AND SWORN TO
BEFORE ME ON THIS 21st DAY
OF APRIL, 2017


Notary Public



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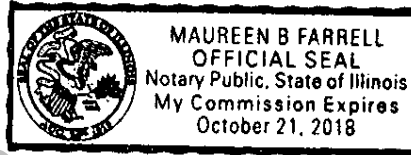
STATEMENT BY GRANTOR AND GRANTEE

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 21st day of APRIL
2017.

Maureen B. Farrell
Notary Public

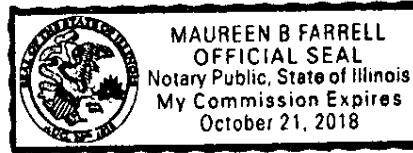


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 21st 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.]