

UNOFFICIAL COPY

QUIT CLAIM DEED (ILLINOIS)

PREPARED BY AND AFTER
RECORDING, MAIL TO:

Kathryn Kovitz Arnold, Esq.
Taft Stettinius & Hollister LLP
111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601

16 BH Loc, NA 1 of 1



17215450560*

Doc# 1721545056 Fee \$56.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/03/2017 11:05 AM PG: 1 OF 10

RECORDER'S STAMP

THE GRANTORS, STRATEGIC BELMONT LLC, a Delaware limited liability company, as to an undivided 75% interest, and **STRATEGIC BELMONT TIC II OWNER LLC**, a Delaware limited liability company, as to an undivided 25% interest, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND QUIT CLAIM to **STRATEGIC BELMONT LLC**, a Delaware limited liability company, as to an undivided 87.5% interest, and **STRATEGIC BELMONT TIC II OWNER LLC**, a Delaware limited liability company, as to an undivided 12.5% interest (collectively, the "GRANTEES"), as tenants-in-common, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO

This document is exempt from real estate transfer taxes under 35 IL CS 200/31-45(E).

[Remainder of Page Intentionally Blank. Signature Page Follows.]

REAL ESTATE TRANSFER TAX 03-Aug-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-21-314-053-1001 | 20170501658859 | 1-021-457-856

REAL ESTATE TRANSFER TAX 03-Aug-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-21-314-053-1001 | 20170501658859 | 0-484-586-944

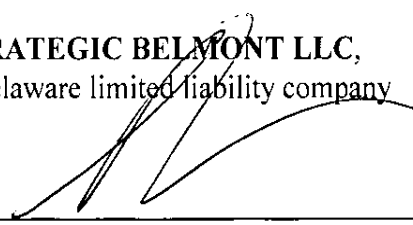
* Total does not include any applicable penalty or interest due.

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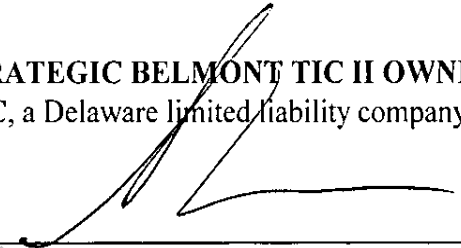
IN WITNESS WHEREOF, the Grantor has executed and delivered this Quit Claim Deed on this 31 day of July, 2017.

GRANTORS:

STRATEGIC BELMONT LLC,
a Delaware limited liability company

By: 
Name: Saul Kuperwasser
Its: Authorized Signatory

**STRATEGIC BELMONT TIC II OWNER
LLC, a Delaware limited liability company**

By: 
Name: Saul Kuperwasser
Its: Authorized Signatory

Please mail subsequent tax bills to:

Strategic Belmont LLC
c/o Strategic Properties of North America
1200 River Avenue, Building 4
Lakewood, New Jersey 08701
Attention: Saul Kuperwasser

Property of Cook County Clerk's Office

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STATE OF New Jersey)
) SS:
COUNTY OF Ocean)

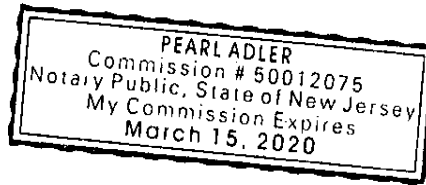
I, Pearl Adler, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Saul Kuperwasser, the Authorized Signatory of STRATEGIC BELMONT LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and as such Authorized Signatory, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 31 day of July, 2017.

Pearl Adler
Notary Public

My Commission Expires:

3/15/20



STATE OF New Jersey)
) SS:
COUNTY OF Ocean)

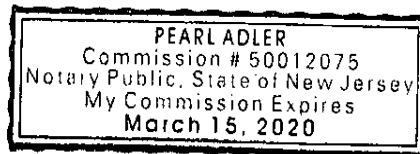
I, Pearl Adler, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Saul Kuperwasser, the Authorized Signatory of STRATEGIC BELMONT TIC II OWNER LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and as such Authorized Signatory, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 31 day of July, 2017.

Pearl Adler
Notary Public

My Commission Expires:

3/15/20



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EXHIBIT A

LEGAL DESCRIPTION

UNITS 3-C, 4-C, 5-C, 6-C, 7-C, 8-C, 9-C, 10-C, 11-C, 12-C, 13-C, 14-C, 15-C, 16-C, 17-C, 18-C, 19-C, 20-C, 21-C, 22-C, 23-C, 24-C, 25-C, 26-C, 27-C, 28-C, 3-F, 4-F, 5-F, 6-F, 7-F, 8-F, 9-F, 10-F, 11-F, 12-F, 13-F, 14-F, 15-F, 16-F, 17-F, 18-F, 19-F, 29B, C-1, 3-G, 4-G, 5-G, 6-G, 7-G, 8-G, 9-G, 10-G, 11-G, 12-G, 13-G, 14-G, 15-G, 16-G, 17-G, 18-G, 19-G, 20-G1, 21-G1, 22-G1, 23-G1, 24-G1, 25-G1, 26-G1, 27-G1, 28-G1, 29-G1, 3-H, 4-H, 5-H, 6-H, 7-H, 8-H, 9-H, 10-H, 11-H, 12-H, 13-H, 14-H, 15-H, 16-H, 17-H, 18-H, 19-H, 3-A, 4-A, 5-A, 6-A, 7-A, 8-A, 9-A, 10-A, 11-A, 12-A, 13-A, 14-A, 15-A, 16-A, 17-A, 18-A, 19-A, 3-B, 4-B, 5-B, 6-B, 7-B, 8-B, 9-B, 10-B, 11-B, 12-B, 13-B, 14-B, 15-B, 16-B, 17-B, 18-B, 19-B, 20-B, 21-B, 22-B, 23-B, 24-B, 25-B, 26-B, 27-B, 28-B, 3-D, 4-D, 5-D, 6-D, 7-D, 8-D, 9-D, 10-D, 11-D, 12-D, 13-D, 14-D, 15-D, 16-D, 17-D, 18-D, 19-D, 20-D, 21-D, 22-D, 23-D, 24-D, 25-D, 26-D, 27-D, 28-D, 3-E, 4-E, 5-E, 6-E, 7-E, 8-E, 9-E, 10-E, 11-E, 12-E, 13-E, 14-E, 15-E, 16-E, 17-E, 18-E, 19-E, 20-F, 21-F, 22-F, 23-F, 24-F, 25-F, 26-F, 27-F, 28-F, 29-F, 30-A, 30-B, 20-A, 21-A, 22-A, 23-A, 24-A, 25-A, 26-A, 27-A, 28-A, 29-A, 20-E, 21-E, 22-E, 23-E, 24-E, 25-E, 26-E, 27-E, 28-E, 29-E, P2-41, P2-42, P2-43, P2-44, P2-45, P2-46, P2-47, P2-48, P2-49, P2-50, P3-104, P3-105, P3-106, P3-107, P3-108, P3-109, P3-110, P3-111, P3-112, P3-113, P3-114, P3-115, P3-116, P3-117, P3-118, P3-119, P3-120, P2-51, P2-52, P2-53, P2-54, P2-55, P2-56, P2-57, P2-58, P2-59, P2-61, P2-62, P2-63, P2-64, P2-65, P2-66, P2-67, P2-68, P2-69, P2-70, P2-71, P2-72, P2-73, P2-74, P2-75, P2-76, P2-77, P2-78, P1-1, P1-2, P1-3, P1-4, P1-5, P1-6, P1-7, P1-8, P1-9, P1-10, P1-11, P1-12, P1-13, P1-14, P1-15, P1-16, P1-17, P1-18, P1-19, P1-20, P1-21, P1-22, P1-23, P1-24, P1-25, P1-26, P1-27, P1-28, P1-29, P1-30, P1-31, P1-32, P1-33, P1-34, P1-35, P1-36, P1-37, P1-38, P1-39, P1-40, P1-A, P1-B, P1-C, P3-81, P3-82, P3-83, P3-84, P3-85, P3-86, P3-87, P3-88, P3-89, P3-90, P3-91, P3-92, P3-93, P3-94, P3-95, P3-96, P3-97, P3-98, P3-99, P3-100, P3-101, P3-102, AND P3-103, TOGETHER WITH THEIR CORRESPONDING PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS ESTABLISHED AND DESIGNATED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR BEL HARBOUR CONDOMINIUM, ESTABLISHED PURSUANT TO THE PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS, DATED OCTOBER 18, 1979, RECORDER OF DEEDS OFFICE, ILLINOIS; AS AMENDED BY THAT CERTAIN AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE BEL HARBOUR CONDOMINIUM ASSOCIATION; EFFECTIVE AUGUST 11, 2000, RECORDED AUGUST 11, 2000, AS DOCUMENT NO. 00614533, IN THE COOK COUNTY RECORDER OF DEEDS OFFICE, ILLINOIS; AND AS AMENDED BY THAT CERTAIN AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR BEL HARBOUR CONDOMINIUM, MADE JUNE 21, 2016, BY THE BOARD OF DIRECTORS OF THE BEL HARBOUR CONDOMINIUM ASSOCIATION, RECORDED SEPTEMBER 21, 2016, AS DOCUMENT NO. 1626513068, IN THE COOK COUNTY RECORDER OF DEEDS OFFICE, ILLINOIS.

Property Address: 420 West Belmont Avenue, Chicago, Illinois 60657

UNOFFICIAL COPY

PINs: 14-21-314-053-1001; 14-21-314-053-1002; 14-21-314-053-1003;
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STATEMENT BY GRANTOR AND GRANTEE

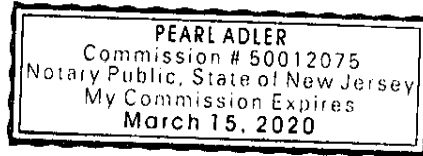
The grantor or its agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: July 31, 2017

Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said Agent, this 31 day of July, 2017.

Pearl Adler
Notary Public



The grantee or its 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: July 31, 2017

Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said Agent, this 31 day of July, 2017.

Sherry A. Hojnacki
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.)