

QUIT CLAIM DEED

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Mail to:



\*17258291190\*

Doc# 1725829119 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/15/2017 02:39 PM PG: 1 OF 4

Floss Lew, LLC  
1200 Shamler Rd, Ste 206  
Northbrook, IL 60062

Name & Address of Taxpayer:

CLO Investments, LLC  
641 Lexington Ave, Ste 1702  
New York, NY 10022

On **March 3, 2017** THE GRANTOR(S), **ICARUS INVESTMENT GROUP, LLC**, for and in consideration of: Ten Dollars (\$10.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S): **CLO INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, the following described real estate, situated in the County of Cook, State of Illinois:

PARCEL 1: UNIT 2405-2 IN THE SILVER COAST CITADEL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5 AND 6 (EXCEPT FROM EACH OF THE SAD LOTS 5 AND 6, THE EASTERLY 33 FEET TAKEN FOR PHILLIPS AVENUE AND EXCEPT THE SOUTH 2 FEET OF SAD LOT 6) IN DIVISION 4 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 6, 126, 127 AND 128 OF DIVISION 1 OF WESTFALL'S SUBDIVISION OF DOUGLAS TRACT, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011197262 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP, AS AMENDED FROM TIME TO TIME, RECORDED AS DOCUMENT NUMBER 0011197262 FOR INGRESS, EGRESS, USE AND ENJOYMENT.

2405 East 72<sup>nd</sup> Street, #2, Chicago, Illinois 60649

PIN: 21-30-104-042-1084

Grantor does hereby grants, bargain and sell all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, as aforesaid hereunto set his hand and seal the day and year first above written.

  
\_\_\_\_\_  
**Icarus Investment Group, LLC** (SEAL)

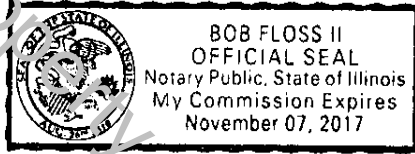
CCRD REVIEW 

# UNOFFICIAL COPY

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 *David Pezzola*, is personally known to me to 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3 day of March, 2017



Bob Floss II  
Notary Public

Commission expires: 11/07/2017

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

03/03/17  
Date

[Signature]  
Representative


EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 200.1-2B6, CHICAGO TRANSACTION TAX ORDINANCE



03/03/17  
Date

[Signature]  
Representative

*This instrument was prepared by:*

**Floss Law, LLC**  
1200 Shermer Road, Ste 206  
Northbrook, IL 60062

REAL ESTATE TRANSFER TAX	15-Sep-2017
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX	15-Sep-2017
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

21-30-104-042-1084 | 20170901623855 | 1-851-386-816

21-30-104-042-1084 | 20170901623855 | 0-862-832-576

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

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## EXHIBIT A

### Legal Description

**PARCEL 1: UNIT 2405 2 IN SILVER COAST CITADEL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5 AND 6 (EXCEPT FROM EACH OF THE SAID LOTS 5 AND 6, THE EASTERLY 33 FEET TAKEN FOR PHILLIPS AVENUE AND EXCEPT THE SOUTH 2 FEET OF SAID LOT 6) IN DIVISION 4 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127, AND 128 OF DIVISION 1 OF WESTFALL'S SUBDIVISION OF DOUGLAS TRACT, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011197262 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP, AS AMENDED FROM TIME TO TIME RECORDED AS DOCUMENT NO. 0011197262 FOR INGRESS, EGRESS, USE AND ENJOYMENT.**

**Common address: 2405 E. 72<sup>nd</sup> St. Unit 2 Chicago, IL 60649**

**PIN: 21-30-104-042-1084**

Cook County Clerk's Office

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, 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: 03/03/2017

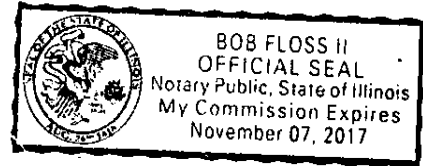
Signature: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME BY

THE SAID DAVID ALZZOLA, Member Ivory

THIS 3 DAY OF March 2017

NOTARY PUBLIC Bob Floss II



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 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: 03/03/2017

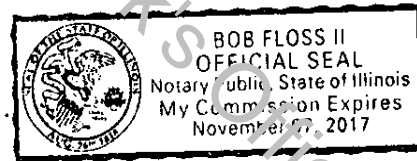
Signature: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME BY

THE SAID DAVID ALZZOLA, Member LLD

THIS 3 DAY OF March 2017

NOTARY PUBLIC Bob Floss II



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 AB1 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)