

# UNOFFICIAL COPY



Doc# 1729029091 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/17/2017 03:44 PM PG: 1 OF 6

Prepared by:  
Spectrum Retirement Communities, LLC  
200 Spruce Street, Suite 200  
Denver, CO 80230  
Attn: Bonnie Schlieker

When recorded Mail to:  
First American Title Insurance Company  
1125-17<sup>th</sup> Street, Suite 500  
Denver, CO 80202

## QUIT CLAIM DEED

ILLINOIS

**GRANTOR: CITY OF PALOS HEIGHTS**

**GRANTEE: SPECTRUM ACQUISITION PALOS HEIGHTS, LLC**

2098825v1

CCRD REVIEW     R    

766312-4

10F2

**QUIT CLAIM DEED**  
**Statutory (ILLINOIS)**  
**(General)**

**UNOFFICIAL COPY**

THE GRANTOR, CITY OF PALOS HEIGHTS, an Illinois municipal corporation, for and in consideration of Ten and no/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the City Council of the City of Palos Heights, CONVEYS AND QUIT CLAIMS ALL OF ITS RIGHTS, TITLE AND INTEREST to: SPECTRUM ACQUISITION PALOS HEIGHTS, LLC, a Colorado limited liability company, 200 Spruce St., Suite 200, Denver, CO 80230, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

(The Above Space for Recorder's Use Only)

THE 50.00 FOOT WIDE RIGHT-OF-WAY FOR HIGHWAY PURPOSES BEING THE SOUTH 50.00 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF, OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE SANITARY DISTRICT OF CHICAGO PER CONDEMNATION CASE 313323C DATED MAY 15, 1912, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE NORTH 88 DEGREES 09 MINUTES 51 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 296.0 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE SANITARY DISTRICT OF CHICAGO PER CONDEMNATION CASE 313323C DATED MAY 15, 1912; THENCE NORTH 74 DEGREES 59 MINUTES 14 SECONDS WEST ALONG SAID SOUTHERLY LINE OF THE SANITARY DISTRICT OF CHICAGO, A DISTANCE OF 172.51 FEET TO AN INTERSECTION WITH A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE SOUTH 88 DEGREES 09 MINUTES 51 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 131.18 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE SOUTH 02 DEGREES 09 MINUTES 39 SECONDS EAST ALONG SAID LAST DESCRIBED WEST LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.  
 (CONTAINING 10,680 SQUARE FEET OR 0.2452 ACRES)

Permanent Index Number (PIN): PART OF 24-19-307-002-0000

Address of Real Estate: vacant property located on the north side of College Avenue (IL Route 83) east of Harlem Avenue, in Palos Heights, Illinois

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its corporate seal to be here affixed, and has caused its name to be signed to these presents by its Mayor, and attested by its City Clerk, this 3RD day of OCTOBER, 2017.

Exempt under Paragraph e 35 ILCS 200/31-45

Date \_\_\_\_\_ Signature \_\_\_\_\_

City of Palos Heights, an Illinois municipal corporation

IMPRESS  
CORPORATE SEAL  
HERE

By: \_\_\_\_\_ (SEAL)  
Mayor  
Attest: \_\_\_\_\_ (SEAL)  
City Clerk

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 ROBERT S. STRAZ personally known to me to be the Mayor of the City of Palos Heights, and THOMAS KANTAS, personally known to me to be the City Clerk of the City of Palos Heights, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Mayor and City Clerk, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the City Council of the City of Palos Heights as their free and voluntary act, and as the free and voluntary act and deed of said City, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4<sup>th</sup> day of October, 2017.



Charlotte Moore  
Notary Public

This instrument was prepared by: Thomas A. Brown, 12602 S. Harlem Ave., Palos Heights, IL 60463

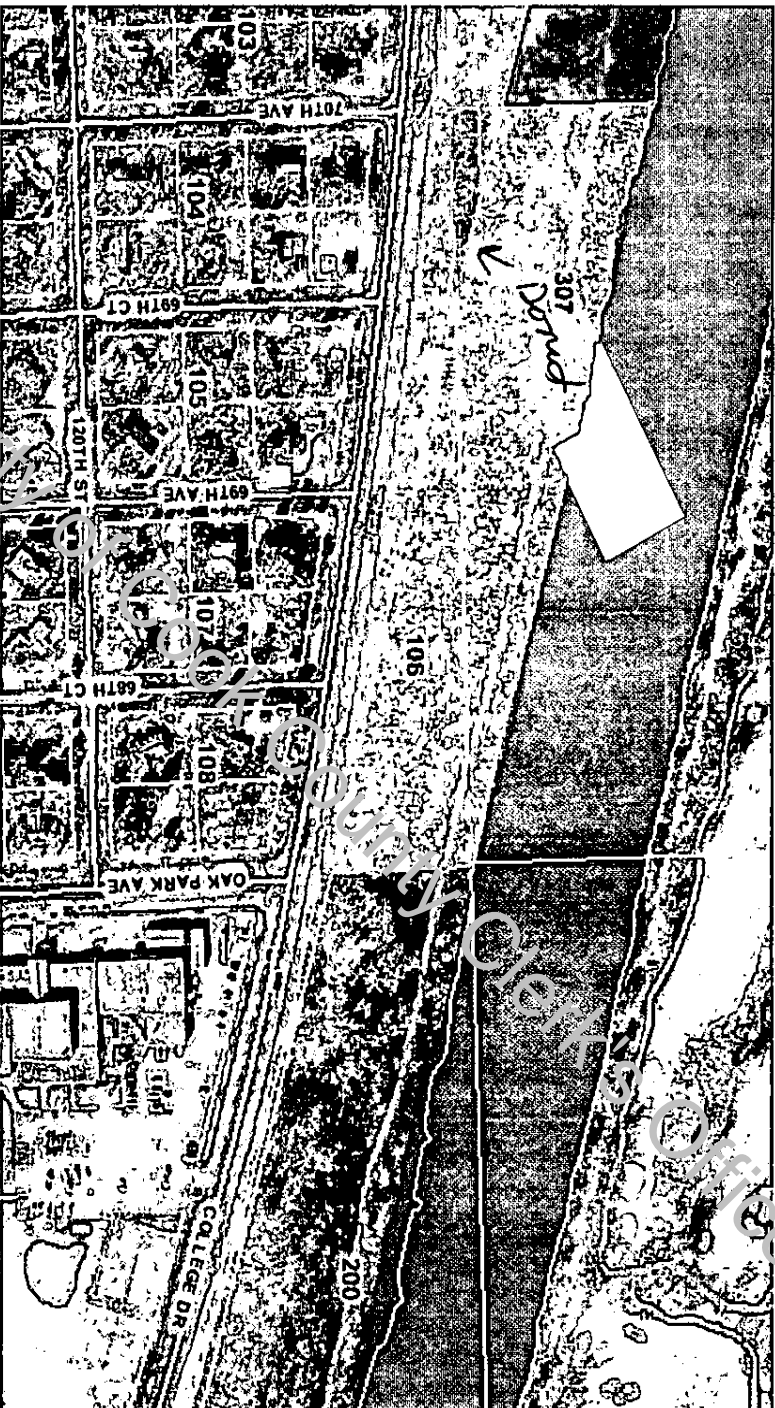
MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:  
Spectrum Acquisition Palos Heights, LLC  
200 Spruce St., Suite 200  
Denver, CO 80230

UNOFFICIAL COPY

# Cook County Assessor's Office Parcel Mapping

[Select Parcel](#)
[Zoom In](#)
[Zoom Out](#)
[Pan Map](#)
[Identify Parcel](#)
[Measure](#)
[Legend](#)
[Zoom Back](#)
[Print Map](#)
[Aerial Photos](#)
[Overview Map](#)



PIN	Class	Nhd.	Address
<a href="#">24-19-306-003-000</a>	0-00	151	7160 W 119th Palos Heights
<a href="#">24-19-306-002-000</a>	1-00	151	7150 W 119th Palos Heights
<a href="#">24-19-307-002-000</a>	1-00	151	7150 W 119th Palos Heights
<a href="#">24-19-307-003-000</a>	0-00	151	7154 W 119th Palos Heights
<a href="#">24-30-106-001-0000</a>	0-00	260	Palos Heights
<a href="#">24-30-106-002-0000</a>	1-00	260	Palos Heights

Imp.	Sqft.	Const.	Value
0	-	-	0
0	-	-	164,526
0	-	-	3,701
0	-	-	0
0	-	-	0
0	-	-	5,749

[+](#)









[-](#)

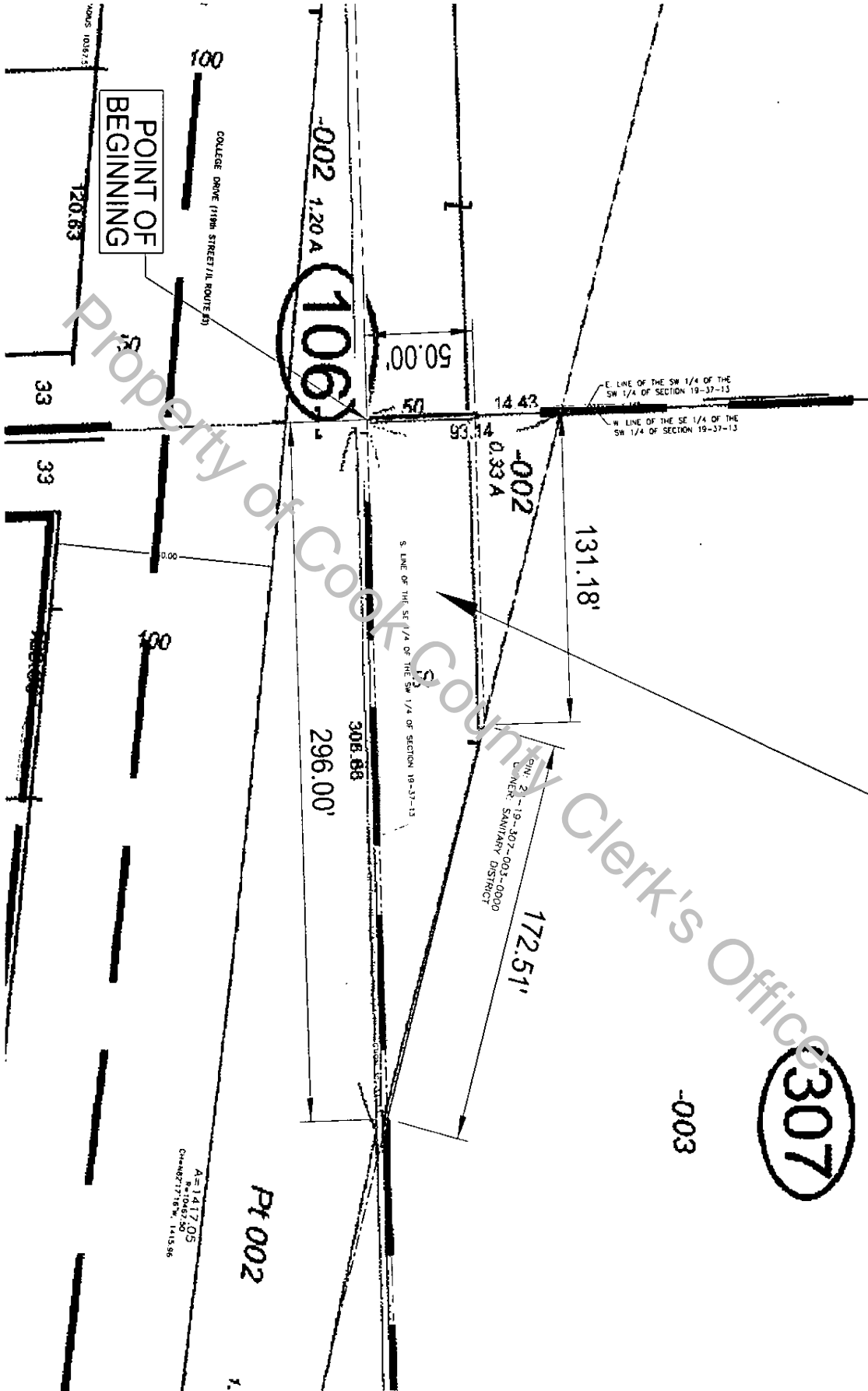
[Help](#)
[About](#)

**Subject Parcel**

PIN: 24-19-306-003-0000  
 7160 W 119th, Palos Heights  
 Class: 0-00  
 Neighborhood: 151  
 Assessed Value: 0  
 2007 Assessor Final

[New Subject Parcel](#)  
[Back to Search](#)  
[Basic Compare](#)  
[Advanced Compare](#)

# UNOFFICIAL COPY



# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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 October 13, 2017

First American Title Insurance  
Company

SIGNATURE BY: M. Ellsworth  
Grantor or Agent

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

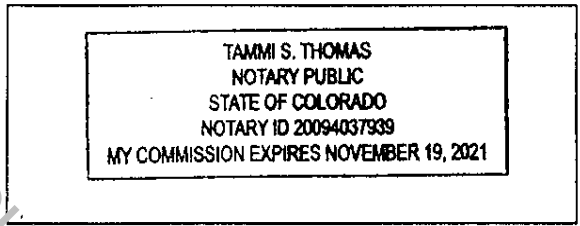
By the said (Name of Grantor): Agent Meij Ellsworth

Tammi S. Thomas

AFFIX NOTARY STAMP BELOW

On this date of October 13, 2017

NOTARY SIGNATURE: Tammi S. Thomas



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 October 13, 2017

FIRST AMERICAN TITLE INSURANCE COMPANY

SIGNATURE BY: M. Ellsworth  
GRANTEE'S AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

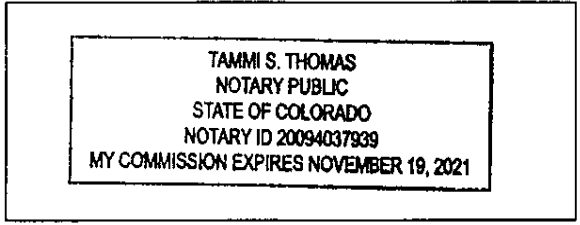
By the said (Name of Grantee): Agent Meij Ellsworth

Tammi S. Thomas

AFFIX NOTARY STAMP BELOW

On this date of October 13, 2017

NOTARY SIGNATURE: Tammi S. Thomas



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020Cb1f21, 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 Act: (35 ILCS 200/Art. 31)