

# UNOFFICIAL COPY



\*1733529036D\*

## QUIT CLAIM DEED ILLINOIS STATUTORY (LLC TO LLC)

Doc# 1733529036 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/01/2017 11:39 AM PG: 1 OF 4

THE GRANTOR, GREEN RIVER COMMERCIAL, LLC - 4800 N CLARK, an Illinois series limited liability company ("Grantor"), having its principal office at 2820 West Berwyn Avenue, Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to ARMAND & SONS LLC, an Illinois limited liability company ("Grantee"), having its principal office at 2820 West Berwyn Avenue, Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate in the County of Cook in the State of Illinois, to wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

This is not Homestead property.

SUBJECT TO: Covenants, conditions, and restrictions of record.

Permanent Real Estate Index Number: 14-08-315-091-0000

Address of Real Estate: 4800 North Clark Street, Commercial Space  
Chicago, Illinois 60640

[signature page follows]

### REAL ESTATE TRANSFER TAX

01-Dec-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-08-315-091-0000 | 20171101662230 | 0-815-177-760

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

### REAL ESTATE TRANSFER TAX

01-Dec-2017




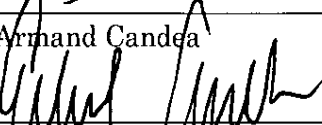
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-08-315-091-0000 | 20171101662230 | 1-024-679-360

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Dated this 9<sup>th</sup> day of Nov., 2017.

**GREEN RIVER COMMERCIAL, LLC –**  
**4800 N CLARK**  
an Illinois series limited liability company

  
\_\_\_\_\_  
Armand Candea  
  
\_\_\_\_\_  
Erlend Candea

Being all the Managers of Green River Commercial, LLC – 4800 N Clark, an Illinois series limited liability company

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, CERTIFY THAT **Armand Candea** and **Erlend Candea** are the Managers of **GREEN RIVER COMMERCIAL, LLC – 4800 N CLARK**, an Illinois series limited liability company, and personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that each signed and delivered the said instrument on behalf of **GREEN RIVER COMMERCIAL, LLC – 4800 N CLARK** and as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of Nov, 2017.

  
\_\_\_\_\_  
(Notary Public)

My Commission expires: 9/18/19

**Mail To & Prepared By:**  
Lauren S. Kavanaugh, Esq.  
Fuchs & Roselli, Ltd.  
440 West Randolph Street, Suite 500  
Chicago, Illinois 60606



**Name & Address of Taxpayer:**  
Armand & Sons LLC  
2820 West Berwyn Avenue  
Chicago, Illinois 60625

**Exempt under Paragraph E of 35 ILCS 200/31-45.**

11/9/17  
Date  
  
\_\_\_\_\_  
Grantor, Grantee, or Agent

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## EXHIBIT A

### LEGAL DESCRIPTION

THAT PART OF LOT 3 AND ALL THAT PART OF LOT 2 LYING SOUTH OF A LINE DRAWN EAST AND WEST THROUGH LOT 2 AND PARALLEL WITH AND 25 FEET NORTH OF SOUTH LINE OF SAID LOT 2 IN BUSCHER'S SUBDIVISION IN THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 23.10 (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION + 37.16 (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.03 FEET NORTH AND 13.49 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 3; THENCE WEST, A DISTANCE OF 19.12 FEET; THENCE NORTH, A DISTANCE OF 26.85 FEET; THENCE WEST, A DISTANCE OF 16.14 FEET; THENCE NORTH, A DISTANCE OF 5.00 FEET; THENCE EAST, A DISTANCE OF 12.71 FEET; THENCE NORTH, A DISTANCE OF 9.57 FEET; THENCE NORTH, A DISTANCE OF 10.62 FEET; THENCE EAST, A DISTANCE OF 4.88 FEET; THENCE NORTH, A DISTANCE OF 6.14 FEET; THENCE WEST, A DISTANCE OF 4.90 FEET; THENCE NORTH, A DISTANCE OF 10.21 FEET; THENCE EAST, A DISTANCE OF 9.81 FEET; THENCE SOUTH, A DISTANCE OF 5.00 FEET; THENCE EAST, A DISTANCE OF 11.42 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 51.40 FEET; THENCE WEST, A DISTANCE OF 1.02 FEET; THENCE SOUTH, A DISTANCE OF 1.18 FEET; THENCE WEST, A DISTANCE OF 10.45 FEET; THENCE SOUTH, A DISTANCE OF 10.95 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Address of Property: 4800 North Clark Street, Commercial Space  
Chicago, Illinois 60640

P.I.N.: 14-08-315-091-0000

# UNOFFICIAL COPY

STATEMENT BY GRANITOR AND GRANTEE

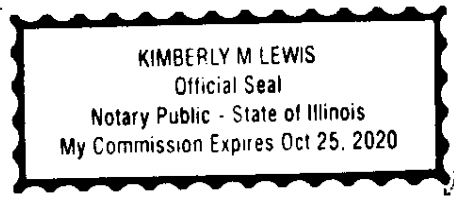
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: November 30, 2017

**GREEN RIVER COMMERCIAL, LLC -**  
**4800 N CLARK,**  
an Illinois series limited liability company

By: Jessica T. Cooper  
Name: Jessica T. Cooper  
Its: Attorney-in-Fact

Subscribed and sworn to before me by the said Agent this 30th day of November, 2017.



Notary Public Kimberly M Lewis

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

Dated: November 30, 2017

**ARMAND & SONS LLC**  
an Illinois limited liability company

By: Jessica T. Cooper  
Name: Jessica T. Cooper  
Its: Attorney-in-Fact

Subscribed and sworn to before me by the said Agent this 30th day of November, 2017.



Notary Public Kimberly M Lewis

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.)