

# UNOFFICIAL COPY



\*17363061580\*

## QUIT CLAIM DEED

*This instrument was prepared by:*  
Alexander Demchenko, Esq.  
Demchenko & Kashuba LLC  
120 N. LaSalle Sr., Ste. 2750  
Chicago, IL 60602

Doc# 1736306158 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/29/2017 02:56 PM PG: 1 OF 3

THE GRANTOR, **SUSTAINABUILD LLC – OFFICE SERIES**, an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority of given by its Manager pursuant to the operating agreement of said limited liability company, CONVEYS and QUIT CLAIMS to THE GRANTEE, **WESTERN NA INVESTMENT LLC**, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 538 IN OHIO WEST LOFTS CONDIMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3 AND 4 IN BLOCK 1 (EXCEPT THEREFROM THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN) IN GAGE AND MCKEY'S SUBDIVISION OF BLOCK 9 IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 28, 1992 AS DOCUMENT 92369446, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 16-12-218-042-1001

Address of Real Estate: 538 N. Western Ave., Chicago, Illinois 60612

SUBJECT TO: general real estate taxes not yet due and payable; building lines and use or occupancy restrictions; covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

*[Signature Page Follows]*

**AFTER RECORDING, MAIL TO:**

538 N WESTERN AVE

CHICAGO IL 60612

**SEND SUBSEQUENT TAX BILLS TO:**

538 N WESTERN AVE

CHICAGO IL 60612

WESTERN NA INVESTMENT LLC

COOK COUNTY RECORDER OF DEEDS

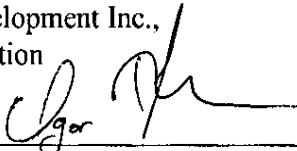
# UNOFFICIAL COPY

TO HAVE AND TO HOLD said premises forever.

DATED this 28<sup>th</sup> day of December, 2017.

SUSTAINABUILD LLC – OFFICE SERIES,  
an Illinois limited liability company

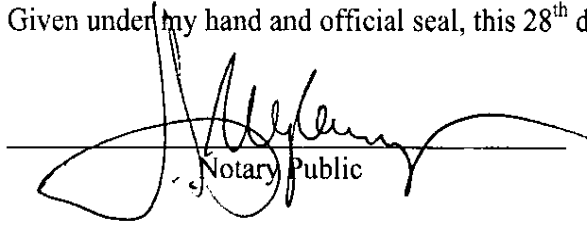
By Progroup Development Inc.,  
an Illinois corporation

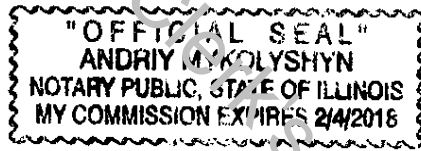
By:   
Igor Petrushchak, Its President



STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Igor Petrushchak, personally known to me to be the President of Progroup Development, Inc., the Manager of Sustainabuild LLC – Office Series, appeared before me this day in person and acknowledged that as such President, he signed and delivered the said instrument and caused the seal of said limited liability company to be affixed thereto, pursuant to authority given by the Manager of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28<sup>th</sup> day of December, 2017.


  
Notary Public




REAL ESTATE TRANSFER TAX		29-Dec-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-12-218-042-1001   20171201676236   1-860-614-176		

Exempt under 35 ILCS 200/31-45 paragraph E  
Section 4, Real Estate Transfer Act

Signature of Buyer, Seller, or Representative

REAL ESTATE TRANSFER TAX		29-Dec-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
16-12-218-042-1001   20171201676236   0-986-810-400		

Date: 

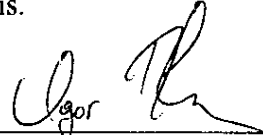
\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

## 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.

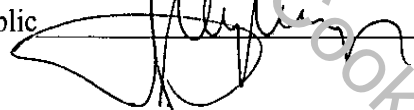
Dated 12.28.17

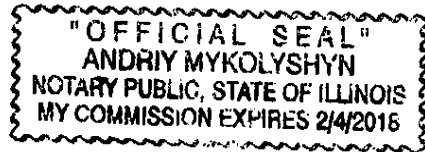
Signature:   
Grantor or Agent

Subscribed and sworn to before me

by the said Igor Petruschenko

this 28<sup>th</sup> day of December, 2017

Notary Public 



The Grantee 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.

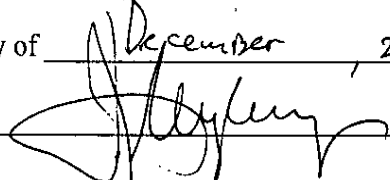
Dated 12.28.2017

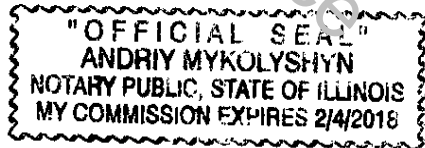
Signature:   
Grantee or Agent

Subscribed and sworn to before me by the

by the said NAZAR KRZYVKO

this 28<sup>th</sup> day of December, 2017

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)