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1800429016

Doc# 1800429016 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/04/2018 10:12 AM PG: 1 OF 4

This Instrument prepared by:

Emily C. Schwebke
Nixon Peabody LLP
70 W. Madison, Suite 3500
Chicago, IL 60602

After recording return to:

Jerome J. Chesnul
2000 Saunders Rd.
Riverwoods, Illinois 60015

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made as of Nov. 21, 2017, from JEROME J. CHESNUL, a widower and not since remarried, having an address of 2000 Saunders Road, Riverwoods, Illinois 60015 ("Grantor") to 7501JB LLC, an Illinois limited liability company, having an address of 7501 N. Natchez Avenue, Niles, Illinois 60714 (collectively, "Grantee").

WITNESSETH, that said Grantor, in consideration of Ten and No/100s Dollars (\$10.00) in hand paid by Grantee, and other valuable consideration, receipt of which is hereby acknowledged, does hereby convey and quit-claim unto said Grantee, all of Grantor's interest in and to the real property situated in the County of Cook, State of Illinois, to-wit (the "Property"):

Legal Description:	See <u>Exhibit A</u> attached hereto and made a part hereof
Address of Property:	7501 North Natchez Avenue, Niles, Illinois 60714
PIN(S):	10-30-401-008-0000 and 10-30-403-023-0000

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the Property.

TO HAVE AND TO HOLD the Property as above described unto the Grantee forever.

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

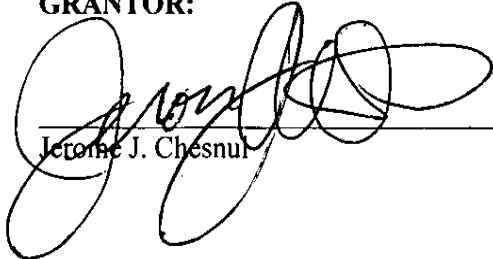
SUBJECT TO all covenants, conditions and restrictions of record; all building lines and easements; all public and utility easements; all acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed or unconfirmed; all condominium declarations and bylaws; and all general real estate taxes not yet due and payable as of the date hereof (collectively, the "Permitted Exceptions").

VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
12/11/17
7501 Natchez
24354 \$ Exempt

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IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed as of the day and year first above written.

GRANTOR:

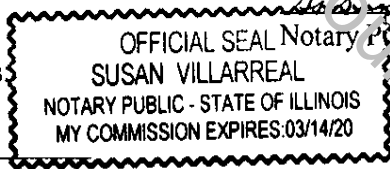


Jerome J. Chesnul

STATE OF IL)
) SS
COUNTY OF COOK)

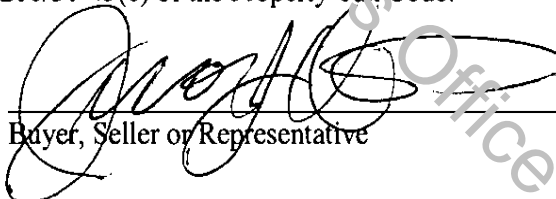
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JEROME J. CHESNUL, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal as of this 21st day of NOVEMBER, 2017

My Commission Expires 3-14-20 

Exempt under provisions of Paragraph 35 ILCS 200/31-45(e) of the Property Tax Code.

NOV. 21, 2017
Date



Buyer, Seller or Representative

Mail subsequent tax bills to:

~~Jerome J. Chesnul
2000 Saunders Rd.
Riverwoods, Illinois 60015~~

Jeron Electronic Systems, Inc.
7501 N. Natchez Avenue
Niles, IL 60714

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1: Lot 2 in 7449/7501 Natchez Resubdivision in the Southeast 1/4 of Section 30, Township 41 North, Range 13, East of the Third Principal Meridian, recorded August 13, 2014 as Document number 1422529029, in Cook Country, Illinois.

Parcel 2: Perpetual easement for the benefit of Parcel 1 created by Sanitary and Storm Easement Agreement made by and between Chicago Title and Trust Company as Trustee Under Trust Agreement dated March 28, 1966 and known as trust number 49242 (grantor) and J. Emil Anderson & Son, Inc., an Illinois Corporation (grantee) and dated December 5, 1994 and recorded December 15, 1994 as document 04049591 for Sanitary and Storm Sewers Lines; and a perpetual right-of-way to construct, maintain and operate sanitary and storm sewer lines; over, across and beneath the following described legal description:

the West 239.00 feet the South 15.00 feet of the North 945.00 feet of the Southwest fractional 1/4 of Section 29, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address of Property: 7501 North Natchez Avenue, Niles, Illinois 60714

PIN(S): 10-30-401-008-0000 and 10-30-403-023-0000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

GRANTOR:

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 (i) a natural person, (ii) an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, (iii) a partnership authorized to do business or acquire and hold title to real estate in Illinois, or (iv) an 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.

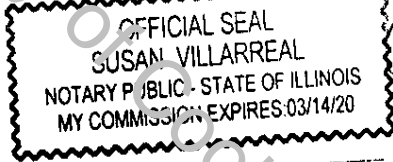
Subscribed and sworn to before me
as of NOV. 21, 2017.

Dated: NOV. 21, 2017

Susan Villarreal
Notary Public

Signature: _____

Grantor or Agent



GRANTEE:

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 (i) a natural person, (ii) an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, (iii) a partnership authorized to do business or acquire and hold title to real estate in Illinois, or (iv) an 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.

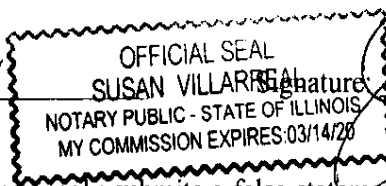
Subscribed and sworn to before me
as of NOV. 21, 2017.

Dated: NOV. 21, 2017

Susan Villarreal
Notary Public

Signature: _____

Grantee or Agent



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 a deed or an assignment of beneficial interest in a land trust to be recorded in Illinois if transfer is exempt under provisions of the Illinois Real Estate Transfer Tax Act.]