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1801034075D



QUIT CLAIM DEED

Doc# 1801034075 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/10/2018 02:06 PM PG: 1 OF 7

Near North National Title
222 N. LaSalle
Chicago, IL 60601

ABOVE SPACE FOR RECORDER'S USE

Property of Cook County Clerk's Office

THE GRANTOR, Sheldon Gardens Condominium Association, an Illinois not-for-profit corporation, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to 4720 Racine LLC, an Illinois limited liability company (GRANTEE), whose address is 2950 West Chicago Avenue, Chicago Illinois 60622, all of its right, title and interest, if any, in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO: the Permitted Exceptions set forth on Exhibit B attached hereto.

PINS: 14-17-105-025-1001 through-1042

Address of Real Estate: 4720-4732 North Racine, Chicago, IL 60640

This instrument was prepared by:
Jeff Richman, Esq.
Bancroft, Richman & Goldberg, LLC
55 East Monroe Street, Suite 3900
Chicago, Illinois 60603

After recording and Mail to:

Much Shelist, P.C.
191 North Wacker Drive
Suite 180 D
Chicago, IL 60606
Attn: Steven L. DeGraff

Send Subsequent Tax Bills to:

420 Racine LLC
2950 West Chicago Avenue
Chicago, IL 60622

REAL ESTATE TRANSFER TAX 10-Jan-2018



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

14-17-105-025-1001 | 20180101679263 | 1-905-370-144

REAL ESTATE TRANSFER TAX 10-Jan-2018



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

14-17-105-025-1001 | 20180101679263 | 0-492-608-544

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

10/5
14705737

700

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IN WITNESS WHEREOF, said Grantor(s), has caused its name to be signed to this Quit Claim Deed to be effective this 4th day of January, 2018.

SHERIDAN GARDENS CONDOMINIUM ASSOCIATION,
an Illinois not-for-profit corporation

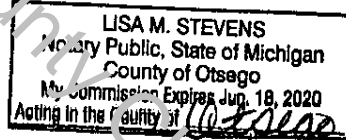
By: *d. andora*
Name: David Andora
Its: President

State of Michigan
County of Otsego)SS

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that David Andora, the President of Sheridan Gardens Condominium Association, an Illinois not-for-profit corporation is, personally known to me to be the same person(s) whose name(s) is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and the free and voluntary act of such not-for-profit corporation for the uses and purposes therein set forth.

Given under my hand and official seal this 21 day of December, 2017

Lisa M. Stevens
Notary Public
My commission expires: 06/18/2020



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

Dated: 12/21/17

d. andora
Grantor, Grantee or Representative

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EXHIBIT A

Parcel 1:

Units 4720-1E; 4720-1W; 4720-2E; 4720-2W; 4720-3E; 4720-3W; 4722-1E; 4722-1W; 4722-2E; 4722-2W; 4722-3E; 4722-3W; 4724-1E; 4724-1W; 4724-2E; 4724-2W; 4724-3E; 4724-3W; 4726-1N; 4726-1S; 4726-2N; 4726-2S; 4726-3N; 4726-3S; 4728-1E; 4728-1W; 4728-2E; 4728-2W; 4728-3E; 4728-3W; 4730-1E; 4730-1W; 4730-2E; 4730-2W; 4730-3E; 4730-3W; 4732-1E; 4732-1W; 4732-2E; 4732-2W; 4732-3E; ~~4732-4E~~^{4732-3W} in the Sheridan Gardens Condominium, as delineated on a Survey of the following described real estate:

Lot 1 in Elliot W. Darling's Subdivision of Lots 6,7,8,9,10,11 and 12 in Sheridan Drive Subdivision being a Subdivision of the North 3/4 of the East 1/2 of the North^{WEST} 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, together with that part of the West 1/2 of the said Northwest 1/4 Section which lies north of the South 808 feet thereof and East of Green Bay Road, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document 0419631020 together with any undivided percentage interest in the Common Elements owned by Grantor.

Parcel 2:

Lot 1 in Elliot W. Darling's Subdivision of Lots 6,7,8,9,10,11 and 12 in Sheridan Drive Subdivision being a Subdivision of the North 3/4 of the East 1/2 of the North^{WEST} 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, together with that part of the West 1/2 of the said Northwest 1/4 Section which lies north of the South 808 feet thereof and East of Green Bay Road, in Cook County, Illinois.

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COMMON ADDRESS:

4720-32 North Racine Avenue
Chicago, Illinois 60640

PINS:

- 14-17-105-025-1001
- 14-17-105-025-1002
- 14-17-105-025-1003
- 14-17-105-025-1004
- 14-17-105-025-1005
- 14-17-105-025-1006
- 14-17-105-025-1007
- 14-17-105-025-1008
- 14-17-105-025-1009
- 14-17-105-025-1010
- 14-17-105-025-1011
- 14-17-105-025-1012
- 14-17-105-025-1013
- 14-17-105-025-1014
- 14-17-105-025-1015
- 14-17-105-025-1016
- 14-17-105-025-1017
- 14-17-105-025-1018
- 14-17-105-025-1019
- 14-17-105-025-1020
- 14-17-105-025-1021
- 14-17-105-025-1022
- 14-17-105-025-1023
- 14-17-105-025-1024
- 14-17-105-025-1025
- 14-17-105-025-1026
- 14-17-105-025-1027
- 14-17-105-025-1028
- 14-17-105-025-1029
- 14-17-105-025-1030
- 14-17-105-025-1031
- 14-17-105-025-1032
- 14-17-105-025-1033
- 14-17-105-025-1034
- 14-17-105-025-1035
- 14-17-105-025-1036
- 14-17-105-025-1037
- 14-17-105-025-1038
- 14-17-105-025-1039
- 14-17-105-025-1040
- 14-17-105-025-1041
- 14-17-105-025-1042

Property of Cook County Clerk's Office

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Exhibit B

Permitted Exceptions

1. General real estate taxes for the years 2017 and thereafter.
2. The terms and provisions of Special Service Area 34 as disclosed by Ordinance recorded as document 1436433017 and the additional taxes due under the terms of said Ordinance and subsequent Ordinances.
3. Terms, provisions, covenants, restrictions and options contained in and rights and easements established by the Declaration of Condominium recorded July 14, 2004 as document number 0419631020, and as amended from time to time.
4. Covenants contained in Warranty Deed dated November 2, 1909 and recorded January 11, 1910 as document 4494399 Made by Graceland Cemetery Company to Elliot W. Darling relating to use, cost and charity of improvement on Lots 6 to 11 and the removal of the soil therefrom, which does not contain a reversionary or forfeiture clause.
5. The following survey matters as shown on a survey by MM Surveying Co., Inc., dated April 10, 2004; Order Number 63446 attached to the aforesaid Declaration of Condominium recorded as document 0419631020:
 - a) Possible party walls along the easterly portion of the south line and north line.
 - b) Adverse encroachment of a building corner by 0.05 feet over the north line and onto the property along the westerly portion of the land.
6. The Grant of Easement dated May 27, 2004 and recorded June 30, 2005 as document number 0518141141 by Sheridan Gardens LLC to Comcast of Chicago, Inc., its successors and assigns, an easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and, including, but not limited to, above ground enclosures, markers and concrete pads r other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises"), and the terms and provisions contained therein.
7. Ordinance recorded June 30, 2017 as document number 1718122011 by the Commission on Chicago Landmarks designating Uptown Square District as a Chicago Landmark and the terms and provisions contained therein.
8. The Federal statute appearing at 42 USC 3604. If any document referenced herein contains a covenant, condition or restriction which is in violation of 42USC 3604(c), such covenant, condition or restriction, to the extent of such violation, is hereby deleted.
9. Rights of the tenants named in the Rent Roll delivered to Grantee by Grantor, as tenants only with no options to purchase or rights of first refusal.
10. Terms, provisions, limitations and conditions imposed by the Condominium Property Act.
11. Matters done or suffered to be done by or through Grantee.

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~~11. Matters done or suffered to be done by or through Grantee.~~

STATEMENT BY GRANTOR AND GRANTEE

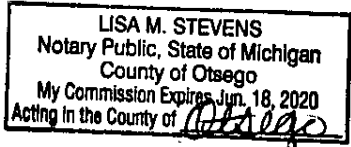
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Dated 12/21, 2017

Signature: [Signature]
Grantor or Agent

SHERIDAN GARDENS
CONDO BOARD
PRESIDENT
DAVID ANDORA

Subscribed and sworn to before me
By the said David Andora
This 21st day of Dec., 2017
Notary Public Lisa M Stevens



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.

Date _____, 20__

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This _____ day of _____, 20__
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

~~BILL OF SALE~~

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

Dated _____, 20__

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This _____, day of _____, 20__
Notary Public _____

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.

Date January 3, 2018

4720 ROGINS LLC
By: Auttholisa TRAILS Corporation
ITS MANAGER
Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said GRANTOR
This 3, day of JAN., 2018
Notary Public _____

HERBERT GREENWALD, PRESIDENT

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.)