



18289130530

Quit Claim Deed (ILLINOIS)

This document was prepared by:
Darrin S. Forbes, Esq.
Neal, Gerber & Eisenberg LLP
Two North LaSalle Street
Suite 1700
Chicago, Illinois 60602

Doc# 1828913053 Fee \$56.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/16/2018 02:47 PM PG: 1 OF 16

(The Above Space for Recorders Use Only)

THE GRANTOR, Nakoma Transition LLC, an Illinois limited liability company, whose address is 8455 S. 77th Avenue Bridgeview, Illinois 60455, for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Nakoma Products LLC, an Illinois limited liability company whose address is 8455 S. 77th Avenue Bridgeview, Illinois 60455, GRANTEE, all of Grantor's right, title and interest, if any, in and to the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

together with the tenements and appurtenances thereunto belonging or in any wise appertaining.

Permanent Index Number(s) (PIN): 18-36-306-005-0000

Address of Real Estate: 8455 S. 77th Avenue, Bridgeview, Illinois 60455

This Deed is being recorded merely to update the public records to reflect that Grantee is the current titleholder following a merger that occurred between Grantor and Grantee on October 30, 2017. A copy of the Articles of Merger is attached hereto as Exhibit B.

[Remainder of Page Intentionally Left Blank]

REAL ESTATE TRANSFER TAX

16-Oct-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

18-36-306-005-0000

| 20181001609023 | 1-444-054-176

UNOFFICIAL COPY

COOK COUNTY RECORDER OF DEEDS

DATED this 26th day of September, 2018.

NAKOMA TRANSITION LLC, an
Illinois limited liability company

By: Walt Bransen
Name: WALTER BRANSEN
Title: MANAGER

Property of Cook County Clerks Office

COOK COUNTY RECORDER OF DEEDS

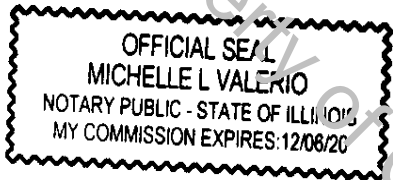
COOK COUNTY RECORDER OF DEEDS

UNOFFICIAL COPY

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 WALTER BRANSON, the Manager of Nakoma Transition LLC, an Illinois limited liability company, who is personally known or properly identified 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, sealed and delivered the said instrument as such _____ and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of September, 2018.



Michelle L. Valerio

Notary Public

Commission expires: 12/06/2020

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

Walter Branson
Agent

9/26/2018
Date

SEND SUBSEQUENT TAX BILLS TO:

After recording Return to: Darrin S. Forbes, Esq.
Neal, Gerber & Eisenberg LLP
Two North LaSalle Street, Suite 1700
Chicago, Illinois 60602

Nakoma Products LLC
8455 S. 77th Avenue
Bridgeview, Illinois 60455

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 1,391.0 FEET NORTH OF THE SOUTH LINE OF SECTION 36; THENCE EAST ALONG A LINE PERPENDICULAR TO LAST DESCRIBED COURSE 33 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALSO THE NORTHWEST CORNER OF PROPERTY CONVEYED TO ELIZABETH J. OLSON BY DEED RECORDED DECEMBER 10, 1965 AS DOCUMENT 19680315; THENCE NORTH ALONG A LINE 33.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, 400.0 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO LAST DESCRIBED COURSE TO THE WEST RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY 400.0 FEET TO THE NORTHEAST CORNER OF SAID LANDS CONVEYED TO ELIZABETH J. OLSON; THENCE WEST ALONG THE NORTH LINE OF SAID LANDS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. ALSO

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM INDIANA HARBOR BELT RAILROAD COMPANY, A CORPORATION OF INDIANA, TO ROBERT K. WOLF DATED MAY 12, 1967 AND RECORDED JULY 20, 1967 AS DOCUMENT 20203651 FOR INGRESS AND EGRESS OVER THAT PART OF THE WEST 33 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF 83RD STREET AND NORTH OF THE NORTH LINE OF 87TH STREET IN COOK COUNTY, ILLINOIS.

Property Address: 8455 S. 77th Avenue, Bridgeview, Illinois 60455

PIN: 18-36-306-005-0000

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EXHIBIT B

ARTICLES OF MERGER

[Attached]

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

UNOFFICIAL COPY

File Number

0346978-6



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

ATTACHED HERETO IS A TRUE AND CORRECT COPY, CONSISTING OF 3 PAGE(S), AS TAKEN FROM THE ORIGINAL ON FILE IN THIS OFFICE FOR NAKOMA PRODUCTS LLC.

In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 17TH day of SEPTEMBER A.D. 2018 .



Authentication #: 1826001653 verifiable until 09/17/2019.
Authenticate at: <http://www.cyberdriveillinois.com>

Jesse White

SECRETARY OF STATE

UNOFFICIAL COPY

Form **LLC-37.25**

July 2017

Secretary of State
 Department of Business Services
 Limited Liability Division
 501 S. Second St., Rm. 351
 Springfield, IL 62766
 217-524-8008
 www.cyberdriveillinois.com

Document may be made by check
 e. If check this filing



LC0031030

Illinois
 Limited Liability Company Act
Articles of Merger

SUBMIT IN DUPLICATE

Type or print clearly.

Filing Fee: \$
 (Filing fee \$100 plus \$50 each entity
 more than two)

Approved:

FILE # 03469786

This space for use by Secretary of State.

FILED

OCT 30 2017

JESSE WHITE
 SECRETARY OF STATE

KAH FEE: \$ 100

1. Names of the organizations proposing to merge:

Name of Entity	Form Type (Corporation, Limited Liability Company, Limited Partnership, General Partnership or other permitted entity)	Domestic State or Jurisdiction	Date of Organization or Admission to Illinois	Illinois Secretary of State File Number (if any)
Nakoma Transition LLC	LLC	Illinois	10/18/2017	06545882
Nakoma Products LLC	LLC	Illinois	12/14/2010	03469786

2. A copy of that portion of the plan as approved that contains the name and form of each constituent organization and the surviving organization must be attached to these Articles of Merger. (See Attachment A)

3. a. Name of Surviving Entity: Nakoma Products LLC
- b. File Number (if any): 03469786
- c. Jurisdiction: Illinois

4. If the surviving organization is created by this Merger: (check one)
- The surviving organization is an Illinois Limited Liability Company. Articles of Organization are included with this filing.
- The surviving organization is an organization other than an Illinois Limited Liability Company. A copy of the organizational document and any amendment thereto provided for in the plan of merger are included with this filing.

5. Effective date of merger: (check one)
- a. the filing date, or
- b. a later date, but not more than 30 days subsequent to the filing date: October 31, 2017
Month, Day, Year

6. If the surviving organization is a foreign organization not registered to do business in this state, the Secretary of State is its agent for service of process. Street and mailing addresses of the office to which a copy of any process against the company served on the Secretary of State may be mailed:

<small>Number</small>	<small>Street</small>	<small>Suite (PO Box alone is not acceptable.)</small>
<small>City</small>	<small>State</small>	<small>ZIP Code</small>

UNOFFICIAL COPY

LLC-37.25

7. Additional information required to be included by the governing statutes of any of the parties to this merger:

8. The plan of merger has been approved by each constituent organization. Each constituent organization, in accordance with its governing statute, having the authority to sign hereto, affirms under penalty of perjury that these Articles of Merger are true, correct and complete.

Dated October 30 2017
Month & Day Year

1. Walter J. Bransen
Signature
Walter J. Bransen, Manager
Name and Title (type or print)
Nakoma Transition LLC
Name of corporation or other entity.

2. Walter J. Bransen
Signature
Walter J. Bransen, Manager
Name and Title (type or print)
Nakoma Products LLC
Name of corporation or other entity.

3. _____
Signature

Name and Title (type or print)

Name of corporation or other entity.

4. _____
Signature

Name and Title (type or print)

Name of corporation or other entity.

If more space is needed, please attach additional sheets of this size.

Signatures must be in black ink on an original document.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

**ATTACHMENT A
PORTION OF THE AGREEMENT AND PLAN OF MERGER NAMING THE
CONSTITUENT ORGANIZATION AND THE SURVIVING ORGANIZATION**

AGREEMENT AND PLAN OF MERGER OF

**NAKOMA TRANSITION LLC,
an Illinois limited liability company**

and

**NAKOMA PRODUCTS LLC,
an Illinois limited liability company**

Agreement and Plan of Merger, dated as of October 31, 2017 between Nakoma Transition LLC, an Illinois limited liability company ("Nakoma Transition"), and Nakoma Products LLC, an Illinois limited liability company ("Nakoma Products").

WHEREAS, all of the membership interests of Nakoma Transition and Nakoma Products are owned by the same members in identical proportions.

WHEREAS, the members and managers of Nakoma Transition and the members of Nakoma Products have (a) determined that it is advisable and to the advantage of said entities that Nakoma Transition merge with and into Nakoma Products upon the terms and conditions herein provided, and (b) approved and adopted this Agreement and Plan of Merger.

NOW, THEREFORE, in consideration of the premises and the mutual agreements herein contained, the parties hereto agree as follows:

1. MERGER

1.1 **Merger**. In accordance with the provisions of this Agreement and Plan of Merger and the Illinois Limited Liability Company Act, as amended (the "Illinois Act"), Nakoma Transition shall be merged (the "Merger") with and into Nakoma Products and Nakoma Products shall be the surviving entity after the Merger (the "Surviving Entity").

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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: September 26, 2018

Signature: Walt Brun
Grantor or Agent

SUBSCRIBED and SWORN to
before me this 26th day of
September, 2018.

Michelle L. Valerio
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 and hold title to real estate under the laws of the State of Illinois.

Dated: September 26, 2018

Signature: Walt Brun
Grantee or Agent

SUBSCRIBED and SWORN to
before me this 26th day of
September, 2018.

Michelle L. Valerio
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.