

# UNOFFICIAL COPY



\*1829013052D\*

## QUIT CLAIM DEED

(Corporation to Corporation)

Doc# 1829013052 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/17/2018 12:55 PM PG: 1 OF 3

THE GRANTOR, **V & T Investment Corp of the City of Chicago, County of Cook, State Of Illinois.**

For and in consideration of Ten Dollars and Other good and valuable consideration (\$10.00) in hand paid, does hereby remise, Release and quitclaim unto, **LNV Investment Corp of 2248 W Foster Ave. Chicago, IL 60625**

The following described Real Estate situated in The County of Cook, State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

**Commonly known as: 1515 S. Prairie Ave, Chicago, IL 60605**  
**Properly Index No. 17-22-110-107-1183, 17-22-110-107-1406**

SUBJECT TO: General Real Estate Taxes for the year 2017 and subsequent years, covenants, condition and restrictions of record. Grantors is hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


Dated this 5th day of October 2017

  
\_\_\_\_\_  
Vinh P. Huynh (SEAL)

State of Illinois, County of Cook I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Vinh P. Huynh**, President of V & T Investment Corp, 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, sealed and delivered the said instrument as his free and Voluntary act, for the uses and purposes therein set forth, including the release and waiver of Homestead.

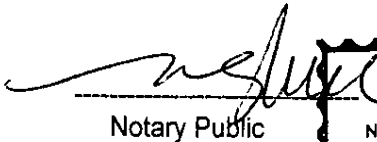
Given under my hand and official seal, this 5th day of October 2017.

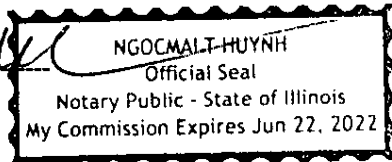
My Commission expires June 22nd 2022

REAL ESTATE TRANSFER TAX	17-Oct-2018
	
CHICAGO:	0.00
CTA	0.00
<b>TOTAL:</b>	<b>0.00 *</b>



17-22-110-107-1183 | 20181001609942 | 1-227-388-064

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

  
\_\_\_\_\_  
Notary Public



This Instrument was prepared by Lam Tran 2248 W Foster Ave, Chicago, IL 60625  
Send Subsequent tax bill to: 2248 W Foster Ave, Chicago, IL 60625

REAL ESTATE TRANSFER TAX	17-Oct-2018
 	
COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

17-22-110-107-1183 | 20181001609942 | 1-345-418-400

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# UNOFFICIAL COPY

PARCEL 1: UNIT 1416 AND P-225 IN THE PRAIRIE HOUSE AT CENTRAL STATION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE SOUTHERLY 66.49 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 DEGREES 00 MINUTES 21 SECONDS EAST 66.37 FEET TO A POINT OF TANGENCY; THENCE CONTINUING SOUTH ALONG SAID EAST LINE 371.0 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 15TH PLACE; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 232.93 FEET ALONG SAID EXTENSION; THENCE NORTH 08 DEGREES 24 MINUTES 46 SECONDS WEST 441.78 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 34 SECONDS WEST 175.10 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE SOUTHERLY 65.38 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 DEGREES 06 MINUTES 23 SECONDS EAST, A DISTANCE OF 65.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY 1.11 FEET ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE BEING AN ARC OF A CIRCLE CONVEX EASTERLY HAVING A RADIUS OF 316.0 FEET AND WHOSE CHORD BEARS SOUTH 00 DEGREES 04 MINUTES AND 42 SECONDS EAST, A DISTANCE OF 1.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE, 197.59 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 41.72 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST 198.69 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 41.72 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030163876, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 3, 2003 AS DOCUMENT NUMBER 0030163876. P.I.N. 17-22-110-107-1183 AND 17-22-110-107-1406. Commonly known as 1515 S. Prairie, Unit #1416, Chicago, Illinois 60605.

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: Oct 15<sup>th</sup>, 2017

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

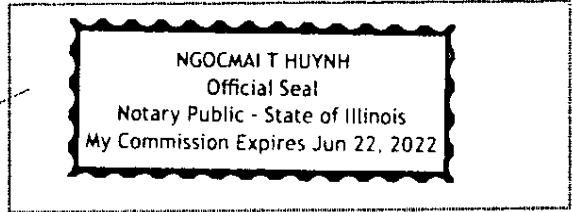
Subscribed and sworn to before me, Name of Notary Public:

Ngocmai Huynh  
AFFIX NOTARY STAMP BELOW

By the said (Name of Grantor): Vinh Huynh

On this date of: Oct 15<sup>th</sup>, 2017

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: Oct 15<sup>th</sup>, 2017

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

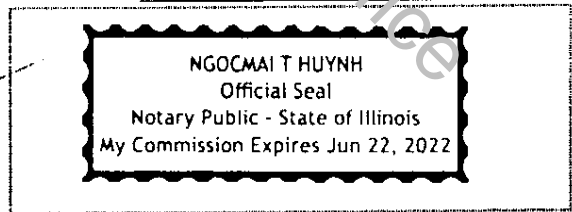
Subscribed and sworn to before me, Name of Notary Public:

Ngocmai Huynh  
AFFIX NOTARY STAMP BELOW

By the said (Name of Grantee): Vinh Huynh

On this date of: Oct 15<sup>th</sup>, 2017

NOTARY SIGNATURE: [Signature]



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**