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This document was prepared by and
after recording return to:

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Send Subsequent Tax Bills to:

Lancaster Management
P.O. Box 651
Streamwood, IL 60107



Doc# 1831706202 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/13/2018 12:44 PM PG: 1 OF 4

QUIT CLAIM DEED

THE GRANTORS, 1431 PORTS O' CALL BUILDING CORPORATION, a dissolved Illinois Corporation, CHRISTOPHER CHUDY AND MONIKA CHUDY, for the consideration of ten and 00/100 dollars (\$10.00) in hand paid, and other valuable consideration, CONVEY and QUIT CLAIM to LANCASTER MANAGEMENT CO., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, County of Cook (the "Grantees"), all right, title and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

THAT PART OF THE EAST 705.78 FEET (EXCEPT THE EAST 206.31 FEET) OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF RAND ROAD BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 297.08 FEET SOUTH, AS MEASURED ALONG THE WEST LINE THEREOF, AND 186.26 FEET EAST, AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE, OF THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 83 DEGREES 26 MINUTES EAST, THE WEST LINE OF SAID TRACT HAVING AN ASSUMED BEARING OF NORTH-SOUTH, 64.33 FEET; THENCE SOUTH 6 DEGREES 34 MINUTES WEST, 51.0 FEET; THENCE NORTH 83 DEGREES 26 MINUTES, 64.33; THENCE NORTH 6 DEGREES 34 MINUTES EAST, 51 FEET TO THE POINT OF BEGINNING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED JUNE 14, 1976 AND RECORDED JUNE 14, 1976 AS DOCUMENT NUMBER 23518364, IN COOK COUNTY, ILLINOIS AND CREATED BY DEED RECORDED AS DOCUMENT 24482750.

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This Quitclaim Deed is made to correct a scrivener's error in the Quitclaim Deed recorded on January 9, 2008 with the Cook County Recorder of Deeds as document #0800939130. That deed listed "Lancaster Management Corporation", rather than "Lancaster Management Co." as the Grantee. Christopher and Monika Chudy, who were the sole shareholders of 1431 Ports O Call Building Corporation, are executing this Quitclaim Deed as a precautionary matter, as those who may have succeeded to 1431 Ports O' Call Building Corporation's assets upon its liquidation and dissolution (but without representation as to that matter) .

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

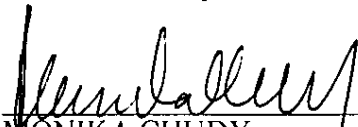
Permanent Real Estate Index Numbers: 02-12-200-051-0000


Address of Real Estate: 1431 Ports O' Call, Palatine IL 60074

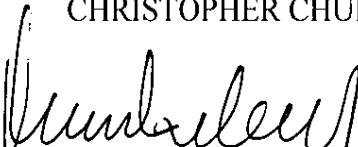
This transaction is exempt from transfer tax pursuant to 35 ILCS 200/31-45(e) as the actual consideration is less than \$100.00.

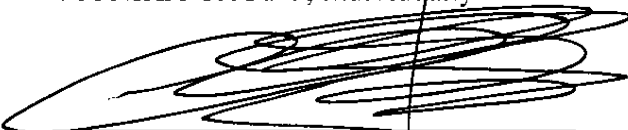
IN WITNESS WHEREOF:

1431 Ports O' Call Building Corporation,
a dissolved Illinois Corporation

By: 
MONIKA CHUDY

By: 
CHRISTOPHER CHUDY


MONIKA CHUDY, Individually


CHRISTOPHER CHUDY, Individually

Dated this 9 day of October, 2018.

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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 Christopher Chudy, personally known to me to be the same person whose name is subscribed to the foregoing instrument, produced DRIVERS LICENSE, as identification, and 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, but without reference or guaranty as to his purported capacity to act on behalf of the dissolved corporation.

Given under my hand and official seal, this 9th day of OCTOBER, 2018.



Christopher S. Biggins
Notary Public

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 Monika Chudy, personally known to me to be the same person whose name is subscribed to the foregoing instrument, produced DRIVERS LICENSE, as identification, and 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, but without reference or guaranty as to her purported capacity to act on behalf of the dissolved corporation.

Given under my hand and official seal, this 9th day of OCTOBER, 2018.

Christopher S. Biggins
Notary Public



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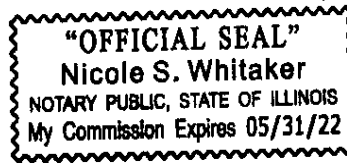
STATEMENT BY GRANTOR AND GRANTEE

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 NOV. 1, 2018

Signature: Carolyn Vernola, agent
Grantor or Agent for grantor

Subscribed and sworn to before me by the
Said Carolyn Vernola
this 1st day of November, 2018



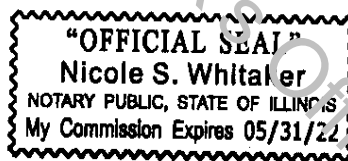
Notary Public Nicole S. Whitaker (SEAL)

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 NOV. 1, 2018

Signature: Carolyn Vernola, agent for
Grantee or Agent grantee

Subscribed and sworn to before me by the
Said Carolyn Vernola
this 1st day of November, 2018.



Notary Public Nicole S. Whitaker (SEAL)

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.)