

# UNOFFICIAL COPY



Doc# 1901016035 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/10/2019 12:30 PM PG: 1 OF 4

## QUIT CLAIM DEED (ILLINOIS)

### PREPARED BY:

Kathryn Kovitz Arnold, Esq.  
TAFT STETTINIUS & HOLLISTER LLP  
111 East Wacker Drive, Suite 2800  
Chicago, Illinois 60601

RECORDER'S STAMP

GROSSINGER MOTORCORP, INC., a Delaware corporation d/b/a Grossinger Properties, Inc. (hereinafter referred to as the "Grantor"), whose mailing address is 3985 Commercial Avenue, Northbrook, Illinois 60062, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by GROMOCO LLC, an Illinois limited liability company, (hereinafter referred to as "Grantee"), whose mailing address is 3985 Commercial Avenue, Northbrook, Illinois 60062, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND QUIT CLAIM unto Grantee, its successors, and assigns forever, all interest owned by Grantor in that certain tract of real property located in Cook County, Illinois and more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being collectively referred to as the "Property").

**COMMONLY KNOWN AS:** 4444-56 W. Irving Park Road  
Chicago, Illinois

**PROPERTY INDEX NUMBERS:** 13-15-319-073; 13-15-319-074; 13-15-319-075;  
13-15-319-076; 13-15-319-077; 13-15-319-078


The above-described Real Estate is not Homestead Property.

CCRD REVIEW 



This document is exempt from real estate transfer taxes under 35 ILCS 200/31-45(D).

  
Buyer, Seller, Representative

12/26/2018  
Date

REAL ESTATE TRANSFER TAX	10-Jan-2019
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

13-15-319-073-0000 | 20181201668353 | 1-580-863-136

REAL ESTATE TRANSFER TAX	10-Jan-2019
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

13-15-319-073-0000 | 20181201668353 | 0-293-523-104

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

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IN WITNESS WHEREOF, the Grantor has executed and delivered this Quit Claim Deed on this 26 day of December, 2018.

**GROSSINGER MOTORCORP, INC.,** a  
Delaware corporation d/b/a Grossinger  
Properties, Inc.

By: *Caroline Grossinger*  
Name: Caroline Grossinger  
Its: President

STATE OF ILLINOIS    )  
                                  ) S.S.  
COUNTY OF COOK     )

I, the undersigned Notary Public in and for said County and State, do hereby certify that Caroline Grossinger, the President of Grossinger Motorcorp, Inc., a Delaware corporation, d/b/a Grossinger Properties, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and acknowledged that she signed said instrument as her free and voluntary act, for the uses and purposes contained therein.

Witness my hand and seal, this 26 day of December, 2018



*K Cordello*  
Notary Public

Commission Expires: 04/17/21

This instrument was prepared by and after recording return to:

Kathryn Kovitz Arnold, Esq.  
TAFT STETTINIUS & HOLLISTER LLP  
111 East Wacker Drive, Suite 2800  
Chicago, Illinois 60601

Send Subsequent Tax Bills to:

GROMOCO LLC  
3985 Commercial Avenue  
Northbrook, Illinois 60062

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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: LOTS 96, 97 AND 98 IN BLOCK 1 IN CRANDALL'S BOULEVARD ADDITION BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE WEST 10 FEET OF LOT 27 AND ALL OF LOTS 28 IN BLOCK 6 IN BAXTER'S SUBDIVISION OF IRVING PARK, BEING A SUBDIVISION OF 20 ACRES OFF THE EAST END OF THE SOUTH HALF OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOTS 24, 25, 26 AND 27 (EXCEPT THE WEST 10 FEET OF SAID LOT 27) IN BLOCK 6 IN BAXTER'S SUBDIVISION OF IRVING PARK, BEING A SUBDIVISION OF 20 ACRES OFF THE EAST END OF THE SOUTH HALF OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

PARCEL 4: LOTS 94 AND 95 IN BLOCK 1 IN CRANDALL'S BOULEVARD ADDITION BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-15-319-073; 13-15-319-074; 13-15-319-075;  
13-15-319-076; 13-15-319-077; 13-15-319-078

Commonly known as: 4444-56 W. Irving Park Road, Chicago, Illinois

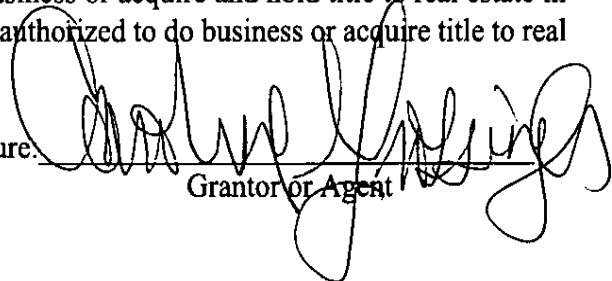
# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of their 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: December 26, 2018

Signature: \_\_\_\_\_

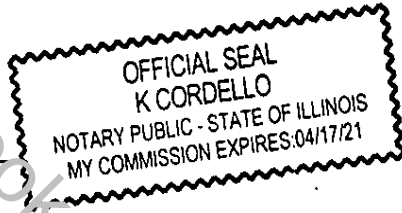


Grantor or Agent

Subscribed and sworn to before me by the said Agent, this 26 day of December, 2018.



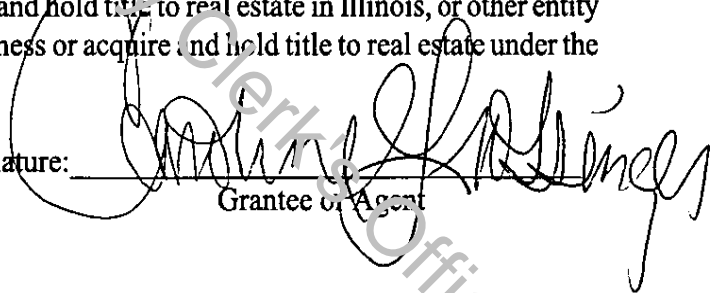
Notary Public



The grantee or its 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.

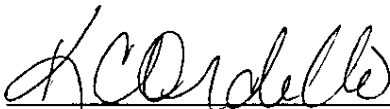
Dated: December 26, 2018

Signature: \_\_\_\_\_



Grantee or Agent

Subscribed and sworn to before me by the said Agent, this 26 day of December, 2018.



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.)