

UNOFFICIAL COPY

Quit Claim Deed

Prepared By:

Goldstein & McClintock LLLP
111 W Washington St., Ste 1221
Chicago, IL 60602
Attn: Chris S. Mehring, Esq.

After Recording Mail To:

TCB-Edens II, LLC
c/o Newport Capital Partners
350 N. LaSalle, Suite 700
Chicago, IL 60654

Send Subsequent Tax Bills To:

TCB-Edens II, LLC
c/o Newport Capital Partners
350 N. LaSalle, Suite 700
Chicago, IL 60654
Attn: Anne Arnold Andino



Doc# 1907106106 Fee \$50.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/12/2019 12:05 PM PG: 1 OF 7

This space reserved for Recorder's use only.

COHI 1900855LD 5 of 11

QUIT CLAIM DEED

BTD EDEN PLAZA, LLC, a Delaware limited liability company ("Grantor"), having an address at c/o Tiger Capital Group, LLC, 350 North LaSalle St., 11th Floor, Chicago, Illinois 60654, for and in consideration of Ten and 00/100ths U.S. Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY AND QUIT CLAIM to TCB-EDENS II, LLC, a Delaware limited liability company ("Grantee"), having an address at c/o Newport Capital Partners, 350 North LaSalle St., Suite 700, Chicago, Illinois 60654, all of Grantor's interest in the following described real estate situated in the Village of Wilmette, in the County of Cook, in the State of Illinois, together with all of Grantor's interests in the rights, interests, easements, and hereditaments appurtenant thereto, to wit:

SEE ATTACHED EXHIBIT A ATTACHED HERETO.

THIS QUIT CLAIM DEED IS INTENDED TO CONVEY TO GRANTEE ANY AND ALL RIGHT, TITLE AND INTEREST IF ANY WHICH GRANTOR MAY OWN OR POSSESS IN AND TO ALL OR ANY PORTION OF THE LANDS AND PREMISES DESCRIBED IN EXHIBIT A.

EXPRESSLY SUBJECT TO AND TOGETHER WITH THE BENEFIT, IF ANY TO ALL covenants, conditions, restriction, plans and easements of record with respect to the property described above, this reference to which shall not be construed to reimpose any such covenants,

R 7

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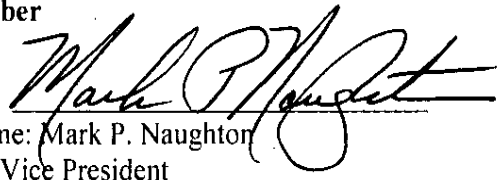
conditions, restrictions, plans and easements which have otherwise lapsed, expired or have otherwise been terminated in accordance with their terms or otherwise, as applicable.

IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereto affixed by its Authorized Signatory this 7th day of March, 2019.

GRANTOR:

BTD EDEN PLAZA, LLC

By: Residue Assets Liquidation Holdco, LLC, Sole Member

By: 
Name: Mark P. Naughton
Its: Vice President

Property of Cook County Clerk's Office

STATE OF ILLINOIS)

) ss.

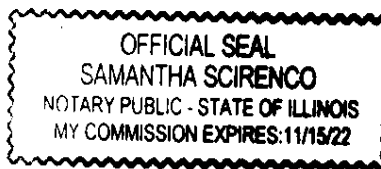
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mark P. Naughton, as Vice President of Residue Assets Liquidation Holdco, LLC, the Sole Member of BTD Eden Plaza, LLC, a Delaware limited liability company, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his own free and voluntary act of said entity, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 7 day of March, 2019.



Notary Public



REAL ESTATE TRANSFER TAX

07-Mar-2019



COUNTY: 7,000.00
ILLINOIS: 14,000.00
TOTAL: 21,000.00

05-30-405-020-0000 | 20190301613996 | 0-133-780-896

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Exhibit A

Legal Description

LOT 1 IN EDENS PLAZA SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 30, , TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1967 AS DOCUMENT 20265607 IN COOK COUNTY, ILLINOIS EXCEPT THE PROPERTY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN EDENS PLAZA, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1967 AS DOCUMENT 20265607, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE ON AN ASSUMED AZIMUTH OF 129 DEGREES 36 MINUTES 27 SECONDS ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 585.84 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE ON AN AZIMUTH OF 153 DEGREES 45 MINUTES 59 SECONDS ALONG SAID EASTERLY LINE, BEING ALSO THE WESTERLY LINE OF SKOKIE BLVD., 76.51 FEET A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE EAST, RADIUS 5679.65 FEET, CENTRAL ANGLE 02 DEGREES 51 MINUTES 55 SECONDS, 284.03 FEET; THENCE ON AN AZIMUTH OF 250 DEGREES 52 MINUTES 06 SECONDS, 223.90 FEET; THENCE ON AN AZIMUTH OF 166 DEGREES 51 MINUTES 28 SECONDS, 113.94 FEET; THENCE ON AN AZIMUTH OF 160 DEGREES 20 MINUTES 46 SECONDS, 95.91 FEET; THENCE ON AN AZIMUTH OF 269 DEGREES 57 MINUTES 45 SECONDS, 78.44 FEET; THENCE ON AN AZIMUTH OF 359 DEGREES 57 MINUTES 45 SECONDS, 223.80 FEET; THENCE ON AN AZIMUTH OF 333 DEGREES 27 MINUTES 26 SECONDS 166.82 FEET; THENCE ON AN AZIMUTH 270 DEGREES 32 MINUTES 56 SECONDS, 296.68 FEET TO A POINT ON THE WEST LINE OF LOT 1 WHICH IS 598.76 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE ON AN AZIMUTH OF 359 DEGREES 53 MINUTES 30 SECONDS ALONG SAID WEST LINE, 598.76 FEET TO THE POINT OF BEGINNING.

ALSO

THAT PART OF LOT 1 IN EDENS PLAZA, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED

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SEPTEMBER 20, 1967 AS DOCUMENT 20265607, IN COOK COUNTY, ILLINOIS,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AFORESAID; THENCE ON AN ASSUMED AZIMUTH OF 359 DEGREES 59 MINUTES 43 SECONDS ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 360.00 FEET TO AN ANGLE POINT THEREIN; THENCE ON AN AZIMUTH OF 305 DEGREES 04 MINUTES 59 SECONDS ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 143.97 FEET TO A POINT WHICH IS 204.00 FEET SOUTHEASTERLY OF AN ANGLE POINT IN SAID WEST LINE; THENCE ON AN AZIMUTH OF 35 DEGREES 04 MINUTES 59 SECONDS, 50.64 FEET; THENCE ON AN AZIMUTH OF 89 DEGREES 55 MINUTES 36 SECONDS, 175.52 FEET; THENCE ON AN AZIMUTH OF 359 DEGREES 57 MINUTES 45 SECONDS, 141.04 FEET; THENCE ON AN AZIMUTH OF 89 DEGREES 57 MINUTES 45 SECONDS, 93.57 FEET; THENCE ON AN AZIMUTH OF 160 DEGREES 20 MINUTES 46 SECONDS, 190.61 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES 00 MINUTES 00 SECONDS, 210.19 FEET; THENCE ON AN AZIMUTH OF 341 DEGREES 26 MINUTES 33 SECONDS, 185.60 FEET; THENCE ON AN AZIMUTH OF 69 DEGREES 58 MINUTES 08 SECONDS, 46.59 FEET TO THE EAST LINE OF LOT 1; THENCE SOUTHERLY ALONG SAID EAST LINE AND A CURVE CONCAVE TO THE EAST (BEING ALSO THE WEST LINE OF SKOKIE BLVD.), RADIUS 5679.65 FOOT, A CENTRAL ANGLE 04 DEGREES 05 MINUTES 18 SECONDS, 405.28 FEET TO A POINT ON A 3291.63 FOOT RADIUS CURVE. THE CENTER OF CIRCLE OF SAID CURVE BEARS AN AZIMUTH OF 74 DEGREES 03 MINUTES 26 SECONDS FROM SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE. CENTRAL ANGLE 04 DEGREES 00 MINUTES 39 SECONDS, 230.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, CENTRAL ANGLE 109 DEGREES 56 MINUTES 59 SECONDS, 47.98 FEET TO THE SOUTH LINE OF LOT 1; THENCE ON AN AZIMUTH OF 270 DEGREES 00 MINUTES 00 SECONDS ALONG SAID SOUTH LINE, BEING ALSO THE NORTH LINE OF LAKE AVE., 612.39 FEET TO THE POINT OF BEGINNING.

Property Address: 3232 Lake Street, Wilmette, Illinois
PIN: 05-30-405-020-0000

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Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158313 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158340 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158316 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158318 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158319 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158315 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158322 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158324 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158325 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158321 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158328 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158327 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158331 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158333 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158334 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158330 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158337 **MAR 08 2019**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 158336 **MAR 08 2019**
 Issue Date _____

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Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
MAR 08 2019

1000 - 158339 Issue Date _____

Village of Wilmette \$1,000.00
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MAR 08 2019

1000 - 158338 Issue Date _____

Village of Wilmette \$1,000.00
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MAR 08 2019

1000 - 158335 Issue Date _____

Village of Wilmette \$1,000.00
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MAR 08 2019

1000 - 158332 Issue Date _____

Village of Wilmette \$1,000.00
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1000 - 158329 Issue Date _____

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MAR 08 2019

1000 - 158326 Issue Date _____

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MAR 08 2019

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MAR 08 2019

1000 - 158317 Issue Date _____

Village of Wilmette \$1,000.00
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MAR 08 2019

1000 - 158320 Issue Date _____

Village of Wilmette \$1,000.00
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MAR 08 2019

1000 - 158314 Issue Date _____

Village of Wilmette \$1,000.00
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MAR 08 2019

1000 - 158344 Issue Date _____

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MAR 08 2019

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Village of Wilmette \$1,000.00
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Village of Wilmette \$1,000.00
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 1000 - 158348 Issue Date _____

Village of Wilmette \$1,000.00
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MAR 08 2019
 1000 - 158354 Issue Date _____

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