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1918906084D

Doc# 1918906084 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/08/2019 11:33 AM PG: 1 OF 5

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING MAIL TO:

Thomas G. Moffitt
Stahl Cowen Crowley Addis LLC
55 W. Monroe Street, Suite 1200
Chicago, IL 60603

303725 net 10 of 5

QUIT CLAIM DEED

PIPER EQUITIES, LLC, an Illinois limited liability company ("GRANTOR"), of 830 S. Buffalo Grove Road, Suite 106, Buffalo Grove, IL 60089, for and in consideration of Ten Dollars and 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto CEDAR REALTY CENTER LLC, an Illinois limited liability company ("GRANTEE"), of 830 S. Buffalo Grove Road, Suite 106, Buffalo Grove, IL 6008923, all right, title and interest which the Grantor holds in and to the real estate situated in the County of Cook, State of Illinois, which is legally described on Exhibit A attached hereto, which is incorporated herein and made a part hereof.

TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: Real estate taxes for 2018 and subsequent years, easements, covenants, conditions and restrictions of record.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents this ___ day of MAY 5, 2019.

PIPER EQUITIES, LLC, an Illinois limited liability company

By: _____

Name: Tony K. Youshae

Title: Manager

Exempt pursuant to subparagraph (e) of the Illinois Real Estate Transfer Act, 35 ILCS 200/31-45(e)

Grantor or Attorney for Grantor
Date: April 5, 2019

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SC

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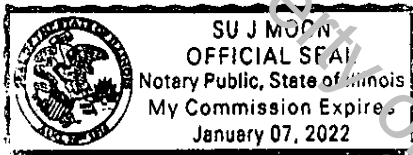
INT B

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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 Tony K. Youshaei, personally known to me to be the Manager of PIPER EQUITIES, LLC, an Illinois limited liability company, and 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 Manager as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 5th day of May, 2019.



[Signature]

 NOTARY PUBLIC
 My Commission Expires: Jan 7, 2022

SEND SUBSEQUENT TAX BILLS TO:

CEDAR REALTY CENTER LLC
 830 S. Buffalo Grove Road, Suite 106
 Buffalo Grove, IL 6008923

REAL ESTATE TRANSFER TAX		03-Jul-2019	
	COUNTY:		0.00
	ILLINOIS:		0.00
TOTAL:			0.00
23-11-201-020-0000 20190601616547 1-616-603-232			

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

LOTS 1, 2, 3 AND 5 IN THE HICKORY PALOS SQUARE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES IN 95TH STREET AND ROBERTS ROAD), ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 14, 1996 AS DOCUMENT 96120812, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE GRANT OF EASEMENT DATED JANUARY 4, 1988 AND RECORDED JANUARY 5, 1988 AS DOCUMENT 88004866 FOR THE USE OF A RETENTION POND FOR THE RUNOFF OF WATER FROM THE SHOPPING CENTER LEGALLY DESCRIBED IN PARCEL 1, AFORESAID, INTO AND ON THE EASEMENT PREMISES; FOR RETAINING THE EXISTING PIPES, TUNNELS CONDUITS, DRAINAGE TILES, WATERWAYS AND OTHER DRAINAGE FACILITIES PRESENTLY LOCATED ON THE EASEMENT PREMISES; FOR THE MAINTENANCE REPAIR AND THE REPLACEMENT OF PIPES, TUNNELS, CONDUITS, DRAINAGE TILES AND OTHER PRESENTLY EXISTING DRAINAGE FACILITIES IN AND ON THE EASEMENT PREMISES, AND TO ENTER UPON THE EASEMENT PREMISES FOR THE PURPOSE OF SO MAINTAINING, REPAIRING AND REPLACING SAME OVER, UNDER, UPON AND ACROSS THE FOLLOWING DESCRIBED LAND:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00 DEGREES, 00 MINUTES, 47 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 1,322.29 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 89 DEGREES, 39 MINUTES, 08 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 378.83 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES, 39 MINUTES, 08 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 427.53 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 280.16 FEET; THENCE NORTH 69 DEGREES, 59 MINUTES, 42 SECONDS EAST, A DISTANCE OF 81.00 FEET; THENCE SOUTH 48 DEGREES, 32 MINUTES, 24 SECONDS EAST, A DISTANCE OF 468.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENTS OVER LOT 6 IN HICKORY PALOS SQUARE SUBDIVISION AFORESAID AS SET FORTH IN DECLARATION OF RECIPROCAL EASEMENTS AND OPERATING RESTRICTIONS RECORDED FEBRUARY 9, 1996 AS DOCUMENT 96113277, ALL IN COOK COUNTY, ILLINOIS.

MS *JF*

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PIN's: 23-11-201-020-0000
23-11-201-022-0000
23-11-201-023-0000
23-11-201-025-0000
23-11-201-027-0000
23-11-201-028-0000
23-11-201-029-0000
23-11-201-030-0000

Common Address: 8021-8077 W. 95th Street and 9510-9532 and 9556-9652 S. Roberts Road, Hickory Hills, Illinois 60457

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**



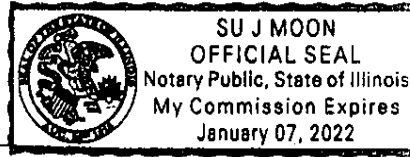
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 May 5, 2019 Signature: _____
Grantor or Agent

Subscribed and sworn to before
Me by the said Tony K. Youshaei
this 5th day of May,
2019.

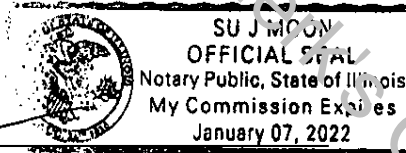


NOTARY PUBLIC _____

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 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.

Date May 5, 2019 Signature: _____
Grantee or Agent

Subscribed and sworn to before
Me by the said Tony K. Youshaei
This 5th day of May,
2019.



NOTARY PUBLIC _____

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)