

UNOFFICIAL COPY

Doc#: 1921833155 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/06/2019 11:46 AM Pg: 1 of 3

Dec ID 20190701623678
ST/CO Stamp 1-484-475-488
City Stamp 1-338-567-776

QUIT CLAIM DEED

ILLINOIS

FIDELITY NATIONAL TITLE CH 19018113

Above Space for Recorder's Use Only

THE GRANTOR(s) SIMPLE RENTAL LLC of the of County of COOK State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to PCH PROPERTIES LLC as Tenants in Common the following described Real Estate situated in the County of in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2018 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-22-100-039-1053

Address(es) of Real Estate:
1255 S STATE ST #813
CHICAGO, IL 60605-3450

REAL ESTATE TRANSFER TAX		02-Aug-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-22-100-039-1053 | 20190701623678 | 1-338-567-776

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

The date of this deed of conveyance is 8-1-19

SIMPLE RENTAL LLC
By: Michael Vesovic, Manager

REAL ESTATE TRANSFER TAX		02-Aug-2019
	COUNTY:	0.00
	ILL. NOIS:	0.00
	TOTAL:	0.00

17-22-100-039-1053 | 20190701623678 | 1-484-475-488

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above Grantor personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires _____)

Given under my hand and official seal 8/1/19

"OFFICIAL Notary Seal"
KIMBERLY J. KOWAL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/23/2023

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LEGAL DESCRIPTION

For the premises commonly known as: 1255 S STATE ST #813, CHICAGO, IL 60605-3450

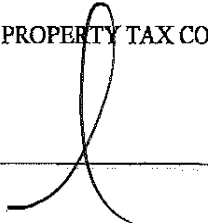
PARCEL 1: UNIT 813 IN THE VISION ON STATE CONDOMINIUM AS DELINEATED ON A SURVEY OF FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN CHARLES W. BREGA'S SUBDIVISION OF LOTS 8, 9 AND 10 AND THE NORTH PART OF LOT 11 IN SEAMAN'S SUBDIVISION; LOTS 12, 13, 14 AND 15 (EXCEPT THE WEST 27 FEET THEREOF TAKEN FOR WIDENING OF STATE STREET AND EXCEPT THE EAST 10 FEET THEREOF TAKEN FOR ALLEY) IN SEAMAN'S SUBDIVISION; LOTS 6 AND 7 (EXCEPT STREET) OF SEAMAN'S SUBDIVISION; AND THE SOUTH 4.91 FEET OF LOT 11 (EXCEPT PART TAKEN FOR STREET AND ALLEY) ALL OF SUBDIVISION OF THE WEST 1/2 OF BLOCK 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0716222081 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 55, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED DOCUMENT NUMBER 0716222081.

EXEMPT UNDER PROVISIONS OF PARAGRAPH B 35ILCS200/31-45 PROPERTY TAX CODE

DATE 8-1, 2019

PCH PROPERTIES LLC, SIMPLE RENTAL LLC, or Representative



<p>This instrument was prepared by:</p> <p>Law Office of Mark E. Edison P.C. 1415 W. 22nd Street Tower Floor Oak Brook, IL 60523</p>	<p>Send subsequent tax bills to: <i>and</i></p> <p><i>PCH Properties LLC 1165 N Clark #700 Chicago IL 60610</i></p>	<p>Recorder-mail recorded document to:</p>
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FIDELITY NATIONAL TITLE

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000

FAX: (312) 621-5033

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 8/1/19, Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the

said Agent

this 1 day of August
2019.

Notary Public



The grantor 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

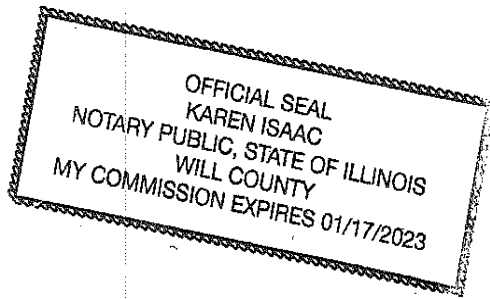
Dated 8/1/19, Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the

said Agent

this 1 day of August
2019.

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.]