

# UNOFFICIAL COPY

Doc#. 1921833157 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/06/2019 11:46 AM Pg: 1 of 3

Dec ID 20190701629773  
ST/CO Stamp 1-070-132-320  
City Stamp 1-607-003-232

## QUIT CLAIM DEED

ILLINOIS

**FIDELITY NATIONAL TITLE** CH1901

*Above Space for Recorder's Use Only*

THE GRANTOR(s) SOUTH BAY PARTNERS 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 COOK 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): 14-05-316-078-1004

Address(es) of Real Estate:  
1445 W VICTORIA ST #1D  
CHICAGO, IL 60660-5754

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

14-05-316-078-1004 | 20190701629773 | 1-607-003-232

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

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

\_\_\_\_\_  
SOUTH BAY PARTNERS LLC  
By: Michael Vesole, manager

REAL ESTATE TRANSFER TAX		02-Aug-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

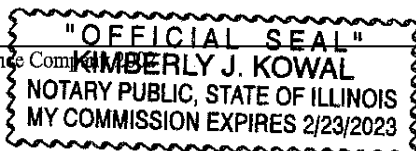
14-05-316-078-1004 | 20190701629773 | 1-070-132-320

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

\_\_\_\_\_  
Notary Public



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### LEGAL DESCRIPTION

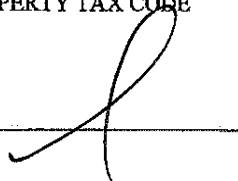
For the premises commonly known as: 1445 W VICTORIA ST #1D, CHICAGO, IL 60660-5754

UNIT 1D IN THE 1445 WEST VICTORIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 17, 18 AND 19 IN CLARK STREET ADDITION TO EDGEWATER, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 43 RODS THEREOF AND EAST OF CLARK STREET, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 27, 2005 AS DOCUMENT NUMBER 0520803049, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

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

DATE 7.11 2019

PCH PROPERTIES LLC, SOUTH BAY PARTNERS LLC, or Representative



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

Subscribed and sworn to before me by the

said Agent

this 1 day of August  
2019.

[Signature]  
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 esate 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: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the

said Agent

this 1 day of August  
2019.

[Signature]  
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.]