

# UNOFFICIAL COPY

Doc#: 1923206165 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/20/2019 01:01 PM Pg: 1 of 5

## Quit Claim Deed (ILLINOIS STATUTORY)

Dec ID 20190801665588  
ST/CO Stamp 0-681-501-280  
City Stamp 1-136-550-496

AFTER RECORDING MAIL TO:

*Hampel Properties, LLC  
PO Box 565  
St. Germain, WI 54558*

MAIL TAX BILLS TO:

*Hampel Properties, LLC  
PO Box 565  
St. Germain, WI 54558*

THE GRANTOR(S) SV Holdings, LLC, an Illinois Limited Liability Company, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO Hampel Properties, LLC, a Wisconsin Limited Liability Company, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the subject property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premise or appurtenances or any party thereof.

Permanent Index Number(s): 17-16-405-097-1188  
17-16-405-097-1233


Property Commonly Known as: 740 S. Federal Street, #708 and #1203, Chicago, IL 60603

Dated this 12th day of August, 2019

SV Holdings, LLC



By: Keith Viverito  
Keith Viverito, its Manager

( Landtrust National Title  
120 S. LaSalle St.  
Suite 1700  
Chicago, IL 60603 )

REAL ESTATE TRANSFER TAX		20-Aug-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

17-16-405-097-1188 | 20190801665588 | 1-136-550-496

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

REAL ESTATE TRANSFER TAX		20-Aug-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-16-405-097-1188 | 20190601665588 | 0-681-501-280

LN19021458 / of 3  
5901 85412061N7

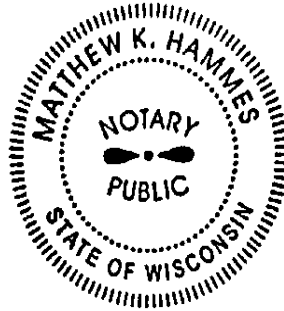
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STATE OF Wisconsin )  
 ) SS.  
COUNTY OF ONEIDA )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Keith Viverito, as Manager of SV Holdings, LLC, personally known to me 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 his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 12<sup>th</sup> day of AUGUST, 2019.

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



My commission expires on 3/25/23

Exempt Under Provisions of Paragraph E  
Section 4, Real Estate Transfer Act.

Date: 8-12-19

M. D. C.  
\_\_\_\_\_  
Signature of Buyer, Seller or Representative

**NAME AND ADDRESS OF PREPARER**  
Brian Mraz, Attorney at Law  
15411 Treetop Drive, Unit 3S  
Orland Park, IL 60462

Cook County Clerk's Office

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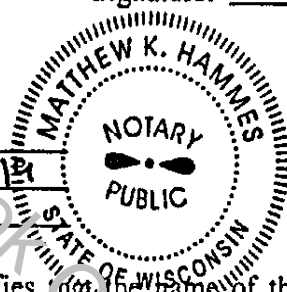
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 August 12, 2019

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said KETH NIVELTU  
This 12<sup>th</sup> day of August, 2019  
Notary Public [Handwritten Signature]

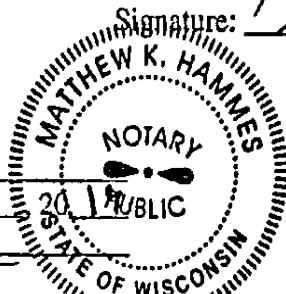


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.

Date August 12, 2019

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said KETH NIVELTU  
This 12<sup>th</sup> day of August, 2019  
Notary Public [Handwritten Signature]



**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.)

**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION AS TO UNIT NUMBER 708:****PARCEL A:**

UNIT 740-708 IN THE PRINTERS SQUARE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE PRINTERS SQUARE CONDOMINIUM WHICH IS A PLAT OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1:**

LOTS 17 TO 22, BOTH INCLUSIVE, IN BRAND'S SUBDIVISION OF BLOCK 125 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS 2, 5 (EXCEPT THE WEST 5.64 FEET OF THE NORTH HALF OF SAID LOT 5) 8,11,14,17 AND 20 (EXCEPT THAT PART OF LOTS 2, 5, 8,11,14,17 AND 20 LYING WEST OF THE EAST LINE OF ALLEY RUNNING NORTH AND SOUTH ACROSS THE REAR OF SAID LOTS AS LOCATED ON JULY 1, 1969) IN GOODHUE'S SUBDIVISION OF BLOCK 126 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 31, 2006 AS DOCUMENT NUMBER 0603134126, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL B:**

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF THAT PART OF PARCEL A LYING IN PARCEL 2 OF THE TRACT OF WHICH PARCEL A IS A PART, AS AFORESAID, AS SET FORTH IN AGREEMENT RECORDED AS DOCUMENT NUMBER 5556380 AND IN AGREEMENT RECORDED AS DOCUMENT NUMBER 13016949 OVER AND UPON THE NORTH AND SOUTH PRIVATE ALLEY RUNNING ACROSS THE REAR OR WESTERLY PORTION OF LOTS 2, 5, 8,11,14 AND 17 IN GOODHUE'S SUBDIVISION OF BLOCK 126 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL C:**

EXCLUSIVE AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL A CONTAINED, AND MORE PARTICULARLY DEFINED AND DESCRIBED, IN RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED AS OF JULY 8, 2005 AND RECORDED JULY 13, 2005 AS DOCUMENT NUMBER 0519432173 MADE AMONG WATERTON PRINTERS' SQUARE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, FEDERAL STREET I LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PRINTERS SQUARE GARAGE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY OVER AND ACROSS THE COMMERCIAL PARCEL DEFINED AND DESCRIBED THEREIN.

**LEGAL DESCRIPTION AS TO UNIT NUMBER 1203:****PARCEL A:**

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UNIT 740-1203 IN THE PRINTERS SQUARE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE PRINTERS SQUARE CONDOMINIUM WHICH IS A PLAT OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1:**

LOTS 17 TO 32, BOTH INCLUSIVE, IN BRAND'S SUBDIVISION OF BLOCK 125 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS 2, 5 (EXCEPT THE WEST 5.64 FEET OF THE NORTH HALF OF SAID LOT 5) 8,11,14,17 AND 20 (EXCEPT THAT PART OF LOTS 2, 5, 8,11,14,17 AND 20 LYING WEST OF THE EAST LINE OF ALLEY RUNNING NORTH AND SOUTH ACROSS THE REAR OF SAID LOTS AS LOCATED ON JULY 1, 1969) IN GOODHUE'S SUBDIVISION OF BLOCK 126 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 31, 2006 AS DOCUMENT NUMBER 0603134126, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL B:**

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF THAT PART OF PARCEL A LYING IN PARCEL 2 OF THE KRACT OF WHICH PARCEL A IS A PART, AS AFORESAID, AS SET FORTH IN AGREEMENT RECORDED AS DOCUMENT NUMBER 5556380 AND IN AGREEMENT RECORDED AS DOCUMENT NUMBER 13016949 OVER AND UPON THE NORTH AND SOUTH PRIVATE ALLEY RUNNING ACROSS THE REAR OR WESTERLY PORTION OF LOTS 2, 5, 8,11,14 AND 17 IN GOODHUE'S SUBDIVISION OF BLOCK 126 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL C:**

EXCLUSIVE AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL A CONTAINED, AND MORE PARTICULARLY DEFINED AND DESCRIBED, IN RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED AS OF JULY 8, 2005 AND RECORDED JULY 13, 2005 AS DOCUMENT NUMBER 0519432173 MADE AMONG WATERTON PRINTERS' SQUARE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, FEDERAL STREET I LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PRINTERS SQUARE GARAGE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY OVER AND ACROSS THE COMMERCIAL PARCEL DEFINED AND DESCRIBED THEREIN.

PIN Numbers: 17-16-405-097-1188 (affects Unit 708)  
17-16-405-097-1233 (affects Unit 1203)

For Informational Purposes only: 740 S. Federal Street, #708 and #1203, Chicago, IL 60605