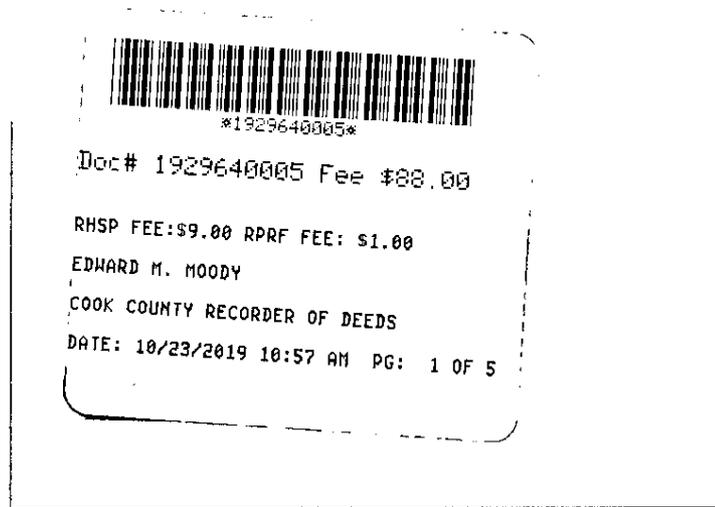


UNOFFICIAL COPY

QUIT CLAIM DEED

Entity to Entity



For Recorders Use Only

THE GRANTOR: **KKS COMMERCIAL LLC, SERIES B (125 JEFFERSON B)**, a limited liability company organized and existing under the laws of the state of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid, CONVEY and QUITCLAIM to GRANTEE: **SUNITA COMMERCIAL LLC**, an Illinois limited liability company, all of GRANTOR'S interest in and to the following described Real Estate situated in the county of Cook, in the state of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

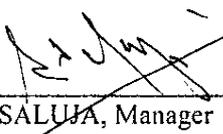
TO HAVE AND TO HOLD said premises forever.

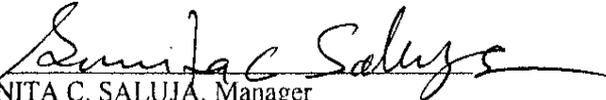
SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways if any; party wall rights and agreements, if any; general taxes for the year 2018 and after.

Permanent Real Estate Index Numbers: 17-16-107-035-0000; 17-16-107-037-1299
 Street Address: 125 South Jefferson Street, Retail Space B, Chicago, Illinois 60601

IN WITNESS WHEREOF, said parties of the first part have caused their seals to be hereto affixed, and have caused their names to be signed to the, this 17 day of October, 2019.

KKS COMMERCIAL LLC, SERIES B (125 JEFFERSON B)

By: 
 SUBHASH C. SALUJA, Manager

By: 
 SUNITA C. SALUJA, Manager

By: 
 KAVITA KUMARI SALUJA, Manager

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REAL ESTATE TRANSFER TAX	23-Oct-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	23-Oct-2019
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

17-16-107-035-0000 | 20191001619932 | 0-314-146-400

17-16-107-035-0000 | 20191001619932 | 0-636-272-224

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



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STATE OF ILLINOIS)
) ss:
COUNTY OF _____)

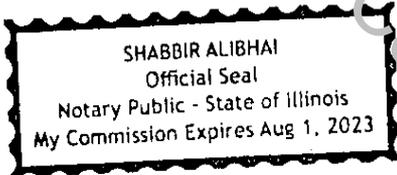
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SUBHASH C. SALUJA, individually and as a Manager of **KKS COMMERCIAL LLC, SERIES B (125 JEFFERSON B)**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this 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 my hand and seal this 17 day of October, 2019.

My commission expires: 08-01-2023



Notary Public



STATE OF ILLINOIS)
) ss:
COUNTY OF _____)

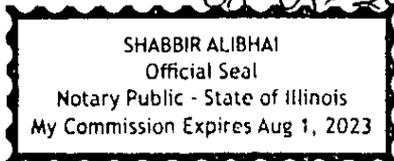
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SUNITA C. SALUJA, individually and as a Manager of **KKS COMMERCIAL LLC, SERIES B (125 JEFFERSON B)**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered this instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given my hand and seal this 17 day of October, 2019.

My commission expires 08-01-2023



Notary Public



UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

That part of the following described properties taken as a tract:

All of Lots 1, 2 and 3, except the South 8.00 feet of said Lot 3, in W.B. Egan's Subdivision of Lots 7 and 8 in Block 47 of School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Also

All of Lots 8, 9 and 10 in Ward's Subdivision of Lot 1 in Block 47 of School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Also

All those parts of Lot 7 in Ward's Subdivision of Lot 1 in Block 47 and of Lot 2 in Block 47 of School Section Addition to Chicago and Lot 1 in Charles Wesencraft's Subdivision of Lots 3, 4, 5 and 6 in Block 47 of School Section Addition to Chicago, all lying South of a line 124.86 feet South of and parallel with the South line of West Monroe Street, in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Also

That part of Lot 9 in Charles Wesencraft's Subdivision of Lots 3, 4, 5 and 6 in Block 47 of School Section Addition to Chicago, lying North of the Easterly extension of the North line of the South 8.00 feet of Lot 3 in W.B. Egan's Subdivision of Lots 7 and 8 in Block 47 of School Section Addition to Chicago, in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Lying above a horizontal plane at the vertical elevation (Chicago City Datum) of 14.00 feet and below the horizontal plane and within the perimeter formed by connecting the vertices formed by connecting the vertical elevation points attached to the following calls of the property described as follows:

Commencing at the Northwest corner of said tract; thence South 00°26'50" East along the West line of said tract, 83.67 feet to the Westerly extension of the centerline of an interior wall, being the point of beginning and having a vertical elevation of 33.03 feet; (the following seven (7) calls being along the centerline of said interior walls); thence South 89°43'42" East, 32.64 feet to a point having a vertical elevation of 33.03 feet; thence South 29°50'45" East, 15.45 feet to a point having a vertical elevation of 33.03 feet; thence South 89°43'42" East, 11.85 feet to a point having a vertical elevation of 33.03 feet; thence South 00°16'18" West, 5.83 feet to a point having a vertical elevation of 33.03 feet; thence North 89°43'42" West, 5.39 feet to a point having a vertical elevation of 33.03 feet; thence South 00°16'18" West, 7.24 feet to a point having a vertical elevation of 33.03 feet; thence North 89°43'42" West, 46.52 feet to a point on the West line of said tract having a vertical elevation of 33.03 feet; thence North 00°26'50" West along the West line of said tract, 26.43 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

Parking Space Unit P-36 and together with the exclusive right to the use of the Limited Common Element Storage Space Numbered 36 in the Park Alexandria Condominium as delineated on a survey of the following described real estate:

(A) All of Lots 1, 2 and 3 except the South 8 feet of said Lot 3, in W.B. Egan's Subdivision of Lots 7 and 8 in Block 47 of School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 his/her entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10-17, 2019 Signature: [Signature]
Keith A. Zerman, Agent

Subscribed and Sworn to before me
this 17th day of October, 2019



[Signature]
NOTARY PUBLIC

The grantee or his/her 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 his/her entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10-17-, 2019 Signature: [Signature]
Keith A. Zerman, Agent

Subscribed and Sworn to before me
this 17th day of October, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)