

# UNOFFICIAL COPY

EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH (e) OF SECTION 31-45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW AND PARAGRAPH (e) OF SECTION 4 OF THE COOK COUNTY TRANSFER TAX ORDINANCE.



10/28/19 Date Buyer, Seller or Representative

Doc# 1931213058 Fee \$88.00

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

EDHARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/08/2019 03:39 PM PG: 1 OF 3

## QUIT CLAIM DEED (Individual to Limited Liability Company)

THE GRANTOR, **HAL A. LIPSHUTZ**, a married man, of the Village of Buffalo Grove, County of Lake, State of Illinois,

for and in consideration of Ten and no/100 Dollars and other good and valuable consideration, in hand paid CONVEYS and QUIT CLAIMS to **LAH REAL ESTATE LLC, BELMONT SERIES, of 1120 W. Belmont Avenue, Chicago, IL 60657**, the following described real estate in the County of Cook and State of Illinois, to wit:

**THAT PART OF LOTS 20, 21, 22, 23 AND 24 TAKEN AS A SINGLE TRACT OF LAND WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +19.81 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.48 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT (THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 24); THENCE NORTH 00 -00'-00" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 61.03 FEET (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF N. CLIFTON AVENUE); THENCE SOUTH 90 -00'-00" EAST, 6.99 FEET; THENCE SOUTH 00 -00'-00" WEST, 4.47 FEET; THENCE SOUTH 90 -00'-00" EAST, 15.66 FEET; THENCE NORTH 00 -00'-00" EAST, 4.70 FEET; THENCE SOUTH 90 -00'-00" EAST, 17.66 FEET; THENCE NORTH 00 -00'-00" EAST, 4.41 FEET; THENCE SOUTH 90 -00'-00" EAST, 8.0 FEET; THENCE SOUTH 00 -00'-00" WEST, 5.48 FEET; THENCE SOUTH 90 -00'-00" EAST, 7.75 FEET; THENCE SOUTH 00 -00'-00" WEST, 52.13 FEET; THENCE NORTH 90 -00'-00" WEST, 2.0 FEET; THENCE SOUTH 00 -00'-00" WEST, 0.45 FEET; THENCE NORTH 90 -00'-00" WEST, 0.95 FEET; THENCE SOUTH 00 -00'-00" WEST, 7.72 FEET TO THE SOUTH LINE OF SAID TRACT (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF W. BELMONT AVENUE); THENCE NORTH 89 -52'-30" WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 53.10 FEET TO THE PLACE OF BEGINNING ALL IN BLOCK 7 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PIN: 14-20-422-062-0000

COMMONLY KNOWN AS: 1120 W. Belmont Avenue, Chicago, IL 60657  
TO HAVE AND TO HOLD said premises forever.

REAL ESTATE TRANSFER TAX	30-Oct-2019
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	08-Nov-2019
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-20-422-062-0000 | 20191001628370 | 1-136-599-392

14-20-422-062-0000 | 20191001628370 | 1-041-682-784

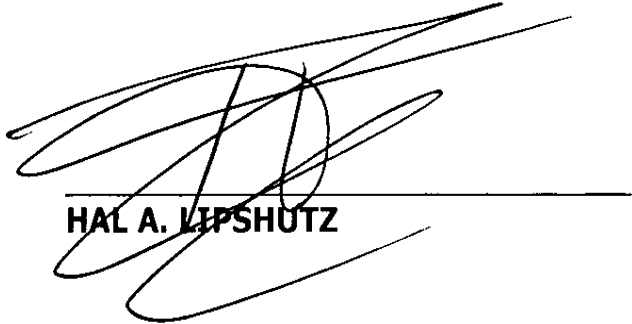
\* Total does not include any applicable penalty or interest due.

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**TO HAVE AND TO HOLD** said premises forever.

**THIS IS NOT HOMESTEAD PROPERTY.**

DATED this \_\_\_ day of October 2019.



**HAL A. LIPSHUTZ**

This Instrument Prepared by:

HAL LIPSHUTZ  
LEVIT & LIPSHUTZ  
1120 W. BELMONT  
CHICAGO, IL 60657

Send Subsequent Tax Bills to:

LAH REAL ESTATE LLC, BELMONT SERIES  
1120 W. BELMONT  
CHICAGO, IL 60657

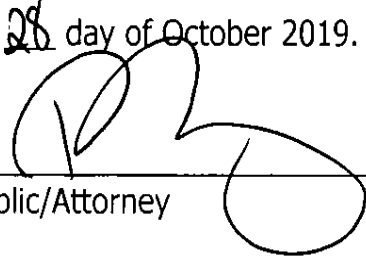
**MAIL TO:**

**HAL LIPSHUTZ  
LEVIT & LIPSHUTZ  
1120 W. BELMONT  
CHICAGO, IL 60657**

STATE OF ILLINOIS        )  
  ) SS:  
COUNTY OF COOK        )

I, the undersigned, a Notary Public and Attorney in and for said County in the State aforesaid, do hereby certify that **HAL A. LIPSHUTZ, a married man**, is personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 28 day of October 2019.

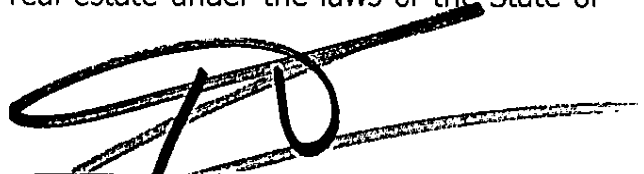
  
\_\_\_\_\_  
Notary Public/Attorney

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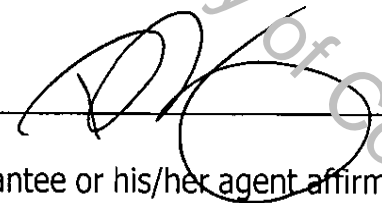
## STATEMENT BY GRANTOR AND GRANTEE

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 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: October 28, 2019

  
\_\_\_\_\_  
Grantor or Agent


SUBSCRIBED and SWORN to before me by the said Grantor this October 28, 2019.

Notary 



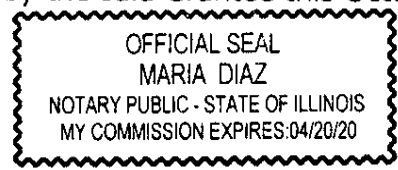
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other 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.

Dated: October 28, 2019

  
\_\_\_\_\_  
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee this October 28, 2019.

Notary 



**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.)