

UNOFFICIAL COPY



QUIT CLAIM DEED

Doc# 1931716191 Fee \$88.00

Mail To:

Chawla & Ravani, P.C.
Attn: Animesh K. Ravani
1016 W Jackson Blvd., Ste 509
Chicago, IL 60607

CHSP FEE: \$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 11/13/2019 01:01 PM PG: 1 OF 10

Name and Address of
Taxpayer/Grantee:

Sharp Rose West Portfolio LLC
2506 N Clark St., Ste 101
Chicago, IL 60614

SPACE ABOVE RESERVED FOR RECORDER'S OFFICE

THE GRANTOR, **2650 West Washington LLC**, an Illinois limited liability company, of 2506 N Clark St., Ste 101, Chicago, IL 60614, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid:

CONVEY(S) AND QUIT CLAIM(S) to the **Sharp Rose West Portfolio LLC**, an Illinois limited liability company, of 2506 N Clark St., Ste 101, Chicago, IL 60614, all its interest in the following described real estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Property Address: **2650-60 West Washington Boulevard, and 253 W. Washington Blvd, Unit 2, Chicago, IL 60612**

Permanent Index Number(s): **16-12-418-049-0000; 16-12-418-051-0000;
16-12-418-052-0000; 16-12-418-095-1003**

together with the tenements and appurtenances thereunto belonging, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: general real estate taxes not due and payable at the time of closing, building lines and building laws and ordinances, use of occupancy and restrictions, conditions and covenants of record, zoning laws and ordinances, public and utility easements which serve the premises, and public roads and highways.

S Y
P 10
S —
M —
SC Y
E —
INT ##

2068

FIRST AMERICAN TITLE
FILE # 2994208

10

UNOFFICIAL COPY

DATED: this 7th day of ~~October~~^{November}, 2019.

In Witness Whereof, GRANTOR has hereunto set his hand and seal.


GRANTOR

2650 West Washington LLC

Trent Anderson / Manager



By: Trent Anderson
Its: Manager

By: Dave Hensle
Its: Manager

REAL ESTATE TRANSFER TAX		12-Nov-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-12-418-049-0000 | 20191101636934 | 1-300-394-336

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

REAL ESTATE TRANSFER TAX		12-Nov-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-12-418-049-0000 | 20191101636934 | 1-837-265-248

UNOFFICIAL COPY

DATED: this 7th day of ~~October~~^{November}, 2019.

In Witness Whereof, **GRANTOR** has hereunto set his hand and seal.

GRANTOR

2650 West Washington LLC

By: Trent Anderson
Its: Manager



By: Dave Hensle
Its: Manager

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

LOTS 8, 9 AND 10 (EXCEPT THAT PART TAKEN FOR THE WIDENING OF WASHINGTON STREET) IN BLOCK 3 IN MARY SMITH'S RESUBDIVISION OF GILLIAM'S SUBDIVISION OF LOT 3 IN THE CIRCUIT COURT PARTITION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 12 (EXCEPT THAT PART TAKEN FOR THE OPENING OF WASHINGTON STREET) IN BLOCK 3 IN MARY SMITH'S RESUBDIVISION OF GILLIAM'S SUBDIVISION OF LOT 3 IN THE CIRCUIT COURT PARTITION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

UNIT NUMBER 2 IN 2658 WASHINGTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 11 (EXCEPT THAT PART TAKEN FOR THE WIDENING OF WASHINGTON STREET) IN BLOCK 3 IN MARY SMITH'S RESUBDIVISION OF GILLIAM'S SUBDIVISION OF LOT 3 IN THE CIRCUIT COURT PARTITION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0832218056, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property Address: **2650-60 West Washington Boulevard, and 2658 W. Washington Blvd, Unit 2, Chicago, IL 60612**

Permanent Index Number(s): **16-12-418-049-0000; 16-12-418-051-0000;
16-12-418-052-0000; 16-12-418-095-1003**

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in a land trust are either a natural person(s), 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: November 7, 2019

Signature: Trent Anderson / Manager

By: **2650 West Washington LLC**

By: Trent Anderson, its Manager

Signature: _____

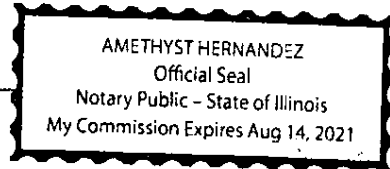
By: **2650 West Washington LLC**

By: Dave Hensle, its Manager

Subscribed and sworn to before me by the said **Trent Anderson**, affiant, this 15 day of October, 2019.

Notary Public: _____

Seal:



Subscribed and sworn to before me by the said **Dave Hensle**, affiant, this 15 day of October, 2019.

Notary Public: _____

Seal:



Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

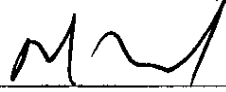
The grantors or their agent affirms that, to the best of their knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in a land trust are either a natural person(s), an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title 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: November 7, 2019

Signature: _____

By: **2650 West Washington LLC**


By: Trent Anderson, its Manager

Signature: 

By: **2650 West Washington LLC**

By: Dave Hensle, its Manager

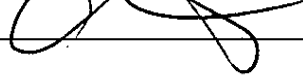
Subscribed and sworn to before me by the said **Trent Anderson**, affiant, this 15 day of October, 2019.

Notary Public: 

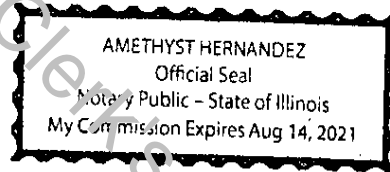
Seal:



Subscribed and sworn to before me by the said **Dave Hensle**, affiant, this 15 day of October, 2019.

Notary Public: 

Seal:



Property of Cook County Clerk's Office

UNOFFICIAL COPY

The grantees or their agent affirms and verifies the names of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person(s), 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 personal and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: November 7, 2019

Signature: Trent Anderson

By: **Sharp Rose West Portfolio LLC**

By: Trent Anderson, its Manager

Signature:

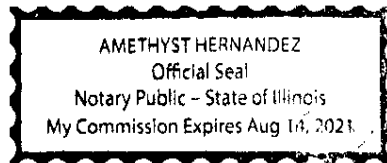
By: **Sharp Rose West Portfolio LLC**

By: Dave Hensle, its Manager

Subscribed and sworn to before me by the said **Trent Anderson**, affiant, this 15 day of October, 2019.

Notary Public: [Signature]

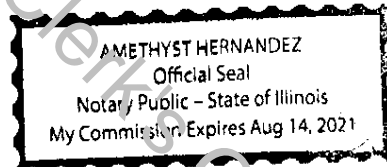
Seal:



Subscribed and sworn to before me by the said **Dave Hensle**, affiant, this 15 day of October, 2019.

Notary Public: [Signature]

Seal:



Property of Cook County Clerk's Office

UNOFFICIAL COPY

The grantees or their agent affirms and verifies the names of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person(s), 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 personal and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: November 7, 2019

Signature: _____

By: **Sharp Rose West Portfolio LLC**

By: Trent Anderson, its Manager

Signature: _____

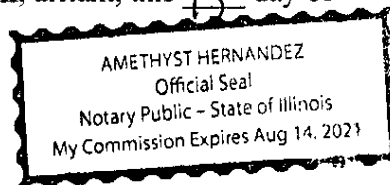
By: **Sharp Rose West Portfolio LLC**

By: Dave Hensle, its Manager

Subscribed and sworn to before me by the said **Trent Anderson**, affiant, this 15 day of October, 2019.

Notary Public: _____

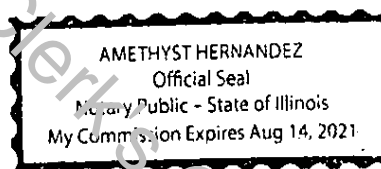
Seal:



Subscribed and sworn to before me by the said **Dave Hensle**, affiant, this 15 day of October, 2019.

Notary Public: _____

Seal:



Property of Cook County Clerk's Office