

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Prepared by and After

Recording Return to:

Robert G. Davidson  
Harrison & Held, LLP  
333 West Wacker Drive, Suite 1700  
Chicago, Illinois 60606

Name & Address of Taxpayer:

JLMJ Rentals LLC  
340 W. Diversey Pkwy.  
Apt. 2816  
Chicago, Illinois 60657

Address of Property:

340 W. Diversey Pkwy.  
Apt. 2319  
Chicago, Illinois 60657

Property Index Number:

14-28-206-005-1341



Doc# 1934517110 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS



DATE: 12/11/2019 03:25 PM PG: 1 OF 4

WITNESSETH, that JANET BLUTTER SHIFF, a married woman, of Chicago, Illinois ("Grantor") for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, does CONVEY and QUITCLAIM to JLMJ Rentals LLC, an Illinois limited liability company whose address is 340 W. Diversey Pkwy. Apt. 2816 Chicago, Illinois 60657 ("Grantee"), FOREVER, all right, title and interest of Grantor in and to the following legally described real estate situated in Cook County, in the State of Illinois, to-wit:


See Attached Exhibit A

THIS IS NON-HOMESTEAD PROPERTY AS TO THE GRANTOR AND HER SPOUSE

Signature Page Follows

REAL ESTATE TRANSFER TAX		11-Dec-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-28-206-005-1341 | 20191201665948 | 2-122-696-032

REAL ESTATE TRANSFER TAX		11-Dec-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-28-206-005-1341 | 20191201665948 | 1-285-236-064

4847-0428-0750

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

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IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal effective as of the 9<sup>TH</sup> day of DECEMBER, 2019.

*Janet Blutter Shiff*  
JANET BLUTTER SHIFF

EXEMPT UNDER PARAGRAPH (e)  
SECTION 31-45 REAL ESTATE  
TRANSFER LAW.

*Janet Blutter Shiff*  
Grantor, Grantee, or Representative  
Date: DECEMBER 9, 2019

STATE OF ILLINOIS     )  
                                          ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JANET BLUTTER SHIFF, 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 said instrument as her free and voluntary act, in the capacity state, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal as of the 9<sup>TH</sup> day of DECEMBER, 2019.

*Jacqueline Galis*  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT NO. 2319 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF LOT 6 IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST AND THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING NORTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4-3/16 INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY); ALSO: THAT PART OF LOT 7 IN SAID ASSESSOR'S DIVISION WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST, AND THE NORTH LINE OF WEST DIVERSEY PARKWAY ON THE SOUTH, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 11139, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 23400546; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY):

#### PARCEL 2:

EASEMENT TO CONSTRUCT, USE AND MAINTAIN PARTY WALL WITH WOODEN PILES AND CONCRETE FOOTINGS, SUCH PILES AND FOOTINGS TO EXTEND NOT MORE THAN 3 FEET 6 INCHES UPON THE HEREINAFTER DESCRIBED LAND, AS CREATED BY PARTY WALL AGREEMENT DATED JANUARY 3, 1956 AND RECORDED JUNE 17, 1957 AS DOCUMENT 16931983, THE CENTER OF SAID PARTY WALL COMMENCING APPROXIMATELY 22 FEET WEST OF THE EAST LOT LINE AND EXTENDING WEST APPROXIMATELY 126 FEET ALONG BOUNDARY LINE BETWEEN ABOVE PARCEL 1 AND THE LAND DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 5 AND 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 3/16THS INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE, WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY AND SAID STRAIGHT LINE PRODUCED WEST TO THE CENTER LINE OF SAID NORTH SHERIDAN ROAD AND PRODUCED EAST TO THE CENTER OF SAID NORTH COMMONWEALTH AVENUE, IN COOK COUNTY, ILLINOIS.

14-28-206-005-1341

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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 and hold title to real estate under the laws of the State of Illinois.

Dated DECEMBER 9, 2019

Signature: *Justin Smith*  
(Grantor or Agent)

Subscribed and sworn to before me

this DECEMBER 9, 2019

*Jacqueline Galis* (Notary Public)



The grantee or its 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 DECEMBER 9, 2019

Signature: *Justin Smith*  
(Grantee or Agent)

Subscribed and sworn to before me

this DECEMBER 9, 2019

*Jacqueline Galis* (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.]