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Doc# 1935740013 Fee \$59.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/23/2019 04:12 PM PG: 1 OF 5

This document was prepared by
Jessica Simons
Sterling Bay
1330 W. Fulton Street, Suite 800
Chicago, IL 60607

When recorded return to:
Alloy Property Company, LLC
c/o Hudson Americas, L.P.
2711 N. Haskell Avenue, Suite 1800
Dallas, Texas 75204
Attn: Legal Department

(Above Space for Recorder's Use Only)

UCHI 1906446 CD-TMS (2 of 6)

QUITCLAIM DEED

THE STATE OF ILLINOIS) SS
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COOK) SS

THAT ALLOY PROPERTY COMPANY, LLC, a Delaware limited liability company, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, having an address at c/o Hudson Americas, L.P., 2711 N. Haskell Avenue, Suite 1800, Dallas, Texas 75204 ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to Grantor paid by ALLOY PROPERTY COMPANY 2, LLC, a Delaware limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, with an address at c/o Hudson Americas, L.P., 2711 N. Haskell Avenue, Suite 1800, Dallas, Texas 75204 ("**Grantee**"), the receipt of which is hereby acknowledged does hereby CONVEY AND QUITCLAIM unto Grantee all interest in the real estate situated in the County of Cook, in the State of Illinois more particularly described on Exhibit "A" attached hereto.

Exempt under provisions of Paragraph E Section 35 ILCS 200/31-45, Exempt under provisions of Paragraph E Section 3-33-060 Chicago Real Property Transfer Tax Code

12.23.19
Date

Buyer, Seller or Representative

[Signature page follows.]

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Dated this 23RD day of December, 2019.

ALLOY PROPERTY COMPANY, LLC,
a Delaware limited liability company

By: *Laura P. Sims*
Name: Laura P. Sims
Title: Vice President

STATE OF Texas)
COUNTY OF Dallas) SS.

I, Jennifer Scroggins, a Notary Public, in and for the State aforesaid, do hereby certify, that Laura P. Sims, as Vice President of Alloy Property Company, LLC, a Delaware limited liability company who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member appeared before me this day in person and acknowledged he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 17th day of December, 2019.






Jennifer Scroggins
Notary Public

My Commission Expires:

April 11, 2023

SEND FUTURE TAX BILLS TO:
Alloy Property Company 2, LLC
c/o Hudson Americas, L.P.
2711 N. Haskell Avenue, Suite 1800
Dallas, Texas 75204
Attn: Legal Department

REAL ESTATE TRANSFER TAX		23-Dec-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
14-32-123-029-0000 20191201664321 0-542-848-352		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		23-Dec-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-32-123-029-0000 20191201664321 0-089-822-560		

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EXHIBIT A TO QUITCLAIM DEED LEGAL DESCRIPTION

PARCEL 1:

LOTS 3 TO 10 AND LOT 40 IN BLOCK 3 IN W. F. DOMINICK'S SUBDIVISION OF LOTS 1, 2 AND 3 OF BLOCK 14 OF SHEFFIELD'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF LOTS 28 TO 31, BOTH INCLUSIVE, IN SUB-LOT 3 IN SHEFFIELD'S NURSERY SUBDIVISION OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

THOSE PARTS OF LOT 1 AND PART OF THE PRIVATE ALLEY IN THE SUBDIVISION OF LOTS 40 TO 44, INCLUSIVE AND THOSE PARTS OF LOTS 32 TO 39, INCLUSIVE IN SUB-LOT 3 IN SHEFFIELD'S NURSERY SUBDIVISION OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO, ALL LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT 32, A DISTANCE OF 3.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 32; THENCE SOUTHEASTERLY ON A 12 DEGREES, 30 MINUTES CURVE TO THE LEFT, FOR A DISTANCE OF APPROXIMATELY 242.00 FEET (RECORD) 263.49 FEET (MEASURED) TO A POINT ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 20.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1, ALL IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

LOTS 23, 24, 25, 26 AND 27 IN BLOCK 3 AND LOTS 40, 41, 42, 43 AND 44 IN BLOCK 2 AND VACATED LAKEWOOD AVENUE AS VACATED BY ORDINANCE RECORDED MARCH 30, 1915 AS DOCUMENT 5602810 LYING SOUTHEASTERLY OF AND ADJOINING SAID LOT 44 IN BLOCK 2 AND LYING NORTHWESTERLY OF AND ADJOINING SAID LOT 23 IN BLOCK 3, ALL IN SUBDIVISION OF BLOCK 13, IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOTS 14 TO 23, INCLUSIVE; LYING SOUTHWESTERLY OF A LINE DRAWN PARALLEL WITH AND 215.82 FEET SOUTHWESTERLY FROM (MEASURED PERPENDICULARLY) WITH THE PRESENT WESTERLY RIGHT OF WAY LINE OF NORTH CLYBOURN AVENUE, ALL IN BLOCK 4 IN THE SUBDIVISION OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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TOGETHER WITH:

THAT PORTION OF VACATED KINGSBURY STREET AS VACATED BY ORDINANCE RECORDED AS DOCUMENT 19145585 AND DOCUMENT 25893448, LYING WESTERLY OF AND ADJOINING LOTS 18 TO 23 IN BLOCK 4 IN THE SUBDIVISION OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF THE LAND IN PARCEL 3 FOR INGRESS, EGRESS AND ACCESS TO 14 FOOT WIDE DRIVEWAY AS CREATED BY DRIVEWAY CROSS-EASEMENT AGREEMENT RECORDED AS DOCUMENT 97864197 OVER THE AREA AS SHOWN ON EXHIBIT "C" ATTACHED THERETO.

Property Commonly known as: CERTAIN VACANT LAND- 1414 W. DICKENS AVENUE, 2100-2122 N. SOUTHPORT, 2051- 2061 N. KINGSBURY, 2011 N. SOUTHPORT, CHICAGO, ILLINOIS 60614

Tax Parcel numbers:

14-32-123-029-0000, 14-32-123-032-0000, 14-32-123-033-0000, 14-32-123-034-0000,
14-32-123-035-0000, 14-32-128-022-0000, 14-32-128-023-0000, 14-32-128-024-0000
14-32-128-025-0000, 14-32-128-026-0000, 14-32-132-001-0000, 14-32-132-003-0000
14-32-132-015-0000, 14-32-137-003-0000

Property of Cook County Clerk's Office

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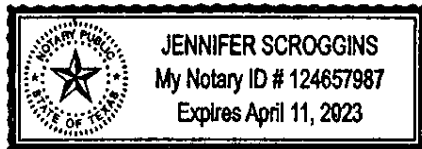
STATEMENT BY GRANTOR AND GRANTEE

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 Dec. 17, 2019

Signature: [Signature]
Laura P. ~~Sims~~ **Grantor or Agent**
Vice President

Subscribed and sworn to before me
By the said Grantor
This 17th day of December, 2019
Notary Public Jennifer Scroggins

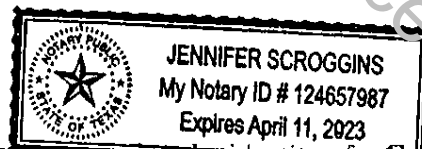


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Dec. 17, 2019

Signature: [Signature]
Laura P. ~~Sims~~ **Grantee or Agent**
Vice President

Subscribed and sworn to before me
By the said Grantee
This 17th day of December, 2019
Notary Public Jennifer Scroggins



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.)