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1936113146D

QUIT CLAIM DEED (ILLINOIS)

PREPARED BY:
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111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601

Doc# 1936113146 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2019 01:05 PM PG: 1 OF 4

RECORDER'S STAMP

GROMOCO LLC, an Illinois limited liability (hereinafter referred to as the "Grantor"), whose mailing address is 3985 Commercial Avenue, Northbrook, Illinois 60062, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by GROSSPROPS ASSOCIATES, L.L.C., an Illinois limited liability company, (hereinafter referred to as "Grantee"), whose mailing address is 3985 Commercial Avenue, Northbrook, Illinois 60062, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND QUIT CLAIM unto Grantee, its successors, and assigns forever, all interest owned by Grantor in that certain tract of real property located in Cook County, Illinois and more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being collectively referred to as the "Property").

COMMONLY KNOWN AS: 4444-56 W. Irving Park Road
Chicago, Illinois

PROPERTY INDEX NUMBERS: 13-15-319-073; 13-15-319-074; 13-15-319-075;
13-15-319-076; 13-15-319-077; 13-15-319-078

The above-described Real Estate is not Homestead Property.

This document is exempt from real estate transfer taxes under 35 ILCS 200/31-45(E).

Sherry Atkinson
Buyer, Seller, Representative

12-10-19
Date

S
P
L
Y
260

REAL ESTATE TRANSFER TAX	27-Dec-2019	
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	27-Dec-2019	
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-15-319-078-0000 | 20191201679608 | 1-782-084-960

13-15-319-078-0000 | 20191201679608 | 1-396-518-240

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

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: LOTS 96, 97 AND 98 IN BLOCK 1 IN CRANDALL'S BOULEVARD ADDITION BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE WEST 10 FEET OF LOT 27 AND ALL OF LOTS 28 IN BLOCK 6 IN BAXTER'S SUBDIVISION OF IRVING PARK, BEING A SUBDIVISION OF 20 ACRES OFF THE EAST END OF THE SOUTH HALF OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOTS 24, 25, 26 AND 27 (EXCEPT THE WEST 10 FEET OF SAID LOT 27) IN BLOCK 6 IN BAXTER'S SUBDIVISION OF IRVING PARK, BEING A SUBDIVISION OF 20 ACRES OFF THE EAST END OF THE SOUTH HALF OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

PARCEL 4: LOTS 94 AND 95 IN BLOCK 1 IN CRANDALL'S BOULEVARD ADDITION BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-15-319-073; 13-15-319-074; 13-15-319-075;
13-15-319-076; 13-15-319-077; 13-15-319-078

Commonly known as: 4444-56 W. Irving Park Road, Chicago, Illinois

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of their 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: 12-10-19

Signature: _____

Sherry A. Hornach
Grantor or Agent

Subscribed and sworn to before me by the said Agent, this 10 day of December 2019.



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: 12-10-19

Signature: _____

Sherry A. Hornach
Grantee or Agent

Subscribed and sworn to before me by the said Agent, this 10 day of December 2019.



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.)