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Chicago Title Insurance Company

Quit Claim DEED ILLINOIS STATUTORY



Doc# 2000313210 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2020 02:58 PM PG: 1 OF 5

THE GRANTOR, Puig Holding Company, an Illinois corporation, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN (\$10.00) & 00/100 DOLLARS in hand paid, and other good and valuable consideration in hand paid, CONVEYS and Quit Claims all of its interest to the following Grantees:

Nidia Puig, as Trustee of the Luis Puig Residuary Trust dated January 24, 2014 as to an undivided interest 57.60%;
Nidia Puig, as Trustee of the Luis Puig Sr. Marital Trust Dated January 24, 2014 as to an undivided interest 23.10%; and
Nidia Puig, as Trustee of the Luis Sr. Illinois QTIP Trust dated January 24, 2014 as to an undivided interest 19.30%;

~~PUIG~~

such Grantees located at 1420 North Elston Avenue, Chicago, Illinois 60642, of the County of Cook, State of Illinois, the interests above in the following described Real Estate situated in the City of Chicago, County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: General taxes billed or accrued but not paid and subsequent years including taxes which may accrue by reason of new or additional improvements.

Permanent Real Estate Index Numbers: 17-29-200-029-0000 and 17-29-200-039-0000


Address of Real Estate: 977 West Cermak Road, Chicago, Illinois 60608

Dated this 6th day of December, 2019

Puig Holding Company,
an Illinois corporation



By: Nidia Puig
Nidia Puig
President

Attest: Alex Puig
Alex Puig
Secretary

REAL ESTATE TRANSFER TAX		23-Dec-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-29-200-029-0000 | 20191201677551 | 1-883-878-752

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

REAL ESTATE TRANSFER TAX		03-Jan-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-29-200-029-0000 | 20191201677551 | 1-729-768-800

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STATE OF ILLINOIS, COUNTY OF COOK ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **NIDIA PUIG**, President of Puig Holding Company, an Illinois corporation, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of December, 2019.



[Signature]
(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH

(e) (4) _____ SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW
DATE: December, 2019

[Signature]
Signature of Buyer, Seller or Representative

STATE OF ILLINOIS, COUNTY OF COOK ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **ALEX PUIG**, Secretary of Puig Holding Company, an Illinois corporation, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of December, 2019.



[Signature]

EXEMPT UNDER PROVISIONS OF PARAGRAPH

(e) (4) _____ SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW
DATE: December, 2019

[Signature]
Signature of Buyer, Seller or Representative

Prepared By:
Daniel G. Lauer, Esq.
1424 West Division Street
Chicago, Illinois 60642

Mail To:
Daniel G. Lauer, Esq.
1424 West Division Street
Chicago, Illinois 60642

Name & Address of Taxpayer:
Nidia Puig, as Trustee of the
Luis Puig Residuary Trust dated 01/24/14
Luis Puig Sr. Marital Trust dated 01/24/14
Luis Puig Sr. Illinois QTIP Trust dated 01/24/14
1420 North Elston Avenue
Chicago, Illinois 60642

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Legal Description

977 West Cermak Road, Chicago

PARCEL ONE

THAT PART OF LOTS 40 THROUGH 44 INCLUSIVE AND 60 THROUGH 72 INCLUSIVE IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTH FRACTIONAL PART OF SECTION 29, TOGETHER WITH A PORTION OF SOUTH MORGAN STREET AND SOUTH LUMBER STREET VACATED BY ORDINANCE PASSED JANUARY 30, 1899, AND A PORTION OF JOY'S CANAL (NOW FILLED) IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTH FRACTIONAL PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST CERMAK ROAD WITH THE EAST LINE OF SOUTH MORGAN STREET, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 60 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID, THENCE NORTH 88 DEGREES 24 MINUTES 07 SECONDS EAST (BASIS OF BEARINGS ASSUMED), ALONG SAID SOUTH LINE OF WEST CERMAK ROAD, A DISTANCE OF 280.55 FEET; THENCE SOUTH 01 DEGREE 35 MINUTES 52 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 08 DEGREES 17 MINUTES 29 SECONDS WEST, A DISTANCE OF 190.55 FEET TO A POINT ON THE WEST LINE OF SAID JOY'S CANAL AND THE EAST LINE OF SAID LOTS 61 THROUGH 70; THENCE SOUTH 01 DEGREE 38 MINUTES 56 SECONDS EAST ALONG SAID LINE A DISTANCE OF 759.92 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 04 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POINT IN A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF JOY'S CANAL (NOW FILLED) AFOREMENTIONED; THENCE SOUTH 01 DEGREE 38 MINUTES 56 SECONDS EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 341.31 FEET TO THE NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS IMPROVED; THENCE SOUTH 82 DEGREES 12 MINUTES 29 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 39.85 FEET TO AN ANGLE POINT; THENCE SOUTH 82 DEGREES 56 MINUTES 56 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 113.65 FEET TO AN ANGLE POINT; THENCE SOUTH 87 DEGREES 45 MINUTES 18 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 232.69 FEET; THENCE NORTH 02 DEGREES 10 MINUTES 29 SECONDS EAST, A DISTANCE OF 506.65 FEET, TO A POINT ON THE NORTH LINE OF LOT 72 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID; THENCE NORTH 88 DEGREES 23 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF LOT 72 AFORESAID AND ITS EASTERLY EXTENSION A DISTANCE OF 111.37 FEET, TO A POINT ON THE EAST LINE OF SOUTH MORGAN STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 59 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID; THENCE NORTH 01 DEGREE 34 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE OF SOUTH MORGAN STREET, A DISTANCE OF 900.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF LOTS 59 THROUGH 70, INCLUSIVE, TOGETHER WITH A PORTION OF JOY'S CANAL (NOW FILLED) IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTH FRACTIONAL PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF SAID LOT 59, IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO, THE NORTH LINE OF LOT 59 BEING HERE THE SOUTH LINE OF WEST CERMAK ROAD, SAID POINT BEING A DISTANCE OF 12.00 FEET WEST OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY) SPUR TRACK CENTERLINE AS LOCATED AND CONSTRUCTED IN JULY, 1998, SAID POINT BEING ALSO 200.00 FEET, MORE OR LESS, WEST OF THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE CENTERLINE OF SOUTH PEORIA STREET WITH SAID SOUTH LINE OF WEST CERMAK ROAD AS MEASURED ALONG SAID SOUTH LINE, SAID POINT OF COMMENCEMENT BEING ALSO 616.23 FEET EAST OF THE NORTHWEST CORNER OF LOT 60 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID, AND RUNNING; THENCE SOUTH 88 DEGREES 24 MINUTES 07 SECONDS WEST (THE BASIS OF BEARINGS BEING ASSUMED) ALONG SAID SOUTH LINE OF WEST CERMAK ROAD, A DISTANCE OF 258.78 FEET TO A POINT OF CURVE, SAID POINT OF CURVE BEING ALSO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE SOUTHWESTWARDLY ALONG SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEING A POINT ON A LINE PERPENDICULAR TO SAID SOUTH LINE OF WEST CERMAK ROAD; THENCE SOUTH 01 DEGREE 35 MINUTES 53 SECONDS EAST ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 156.65 FEET TO A POINT ON A LINE 181.65 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF WEST CERMAK ROAD; THENCE SOUTH 88 DEGREES 24 MINUTES 07 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 30.00 FEET; THENCE SOUTH 11 DEGREES 08 MINUTES 14 SECONDS WEST, A DISTANCE OF 112.15 FEET TO A POINT, SAID POINT BEING 291.04 FEET SOUTH OF SAID SOUTH LINE OF WEST CERMAK ROAD AND IN A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF JOY'S CANAL (NOW FILLED) AFORESAID; THENCE SOUTH 01 DEGREE 38 MINUTES 56 SECONDS EAST ALONG SAID LINE 30.00

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EAST OF AND PARALLEL WITH THE WEST LINE OF JOY'S CANAL (NOW FILLED), A DISTANCE OF 756.65 FEET TO A POINT ON A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE; THENCE SOUTH 88 DEGREES 21 MINUTES 04 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 30.00 TO A POINT ON THE WEST LINE OF SAID JOY'S CANAL (NOW FILLED) AND THE EAST LINE OF SAID LOTS 62 THROUGH 70; THENCE NORTH 01 DEGREE 38 MINUTES 56 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 759.92 FEET; THENCE NORTH 08 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 190.55 FEET; THENCE NORTH 01 DEGREE 35 MINUTES 53 SECONDS A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH LINE OF WEST CERMAK ROAD; THENCE NORTH 88 DEGREES 24 MINUTES 07 SECONDS EAST ALONG SAID SOUTH LINE OF CERMAK ROAD, A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN'S: 17-29-200-029-0000 AND 17-29-200-039-0000

**COMMONLY KNOWN AS: 977 WEST CERMAK ROAD
CHICAGO, IL 60608-4518**

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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, 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 December 26, 2019

Signature

[Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Leonard Puig THIS 26 DAY OF DECEMBER 2019.

NOTARY PUBLIC

[Handwritten Signature]



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

Dated December 26, 2019

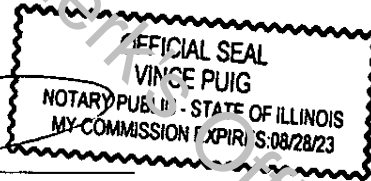
Signature

[Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Alex Puig THIS 26 DAY OF DECEMBER 2019.

NOTARY PUBLIC

[Handwritten Signature]



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.]