

# UNOFFICIAL COPY

**Prepared by and after recording**

**Mail to:**

Cambi L. Cann  
Law Offices of Cambi L. Cann, P.C.  
22 W. Washington, Suite 1500  
Chicago, Illinois 60602

Doc#: 2000922037 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/09/2020 10:04 AM Pg: 1 of 4  
  
Dec ID 20191201677169  
ST/CO Stamp 1-159-196-000  
City Stamp 1-664-830-816

**Send future tax bills to:**

Icarus Investment Group, LLC  
1347 W. Washington, Suite 1B  
Chicago, Illinois 60607

(Above space for Recorder's use only)

**QUIT CLAIM DEED**

THE GRANTOR, ICARUS HOLDINGS 2, LLC, a Delaware limited liability company ("Grantor"), having an address of 1347 W. Washington, Suite 1F, Chicago, Illinois 60607, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, AND QUIT CLAIMS, to 7200 S COLES AVENUE LLC, an Illinois limited liability company ("Grantee"), 1347 W. Washington, Suite 1B, Chicago, Illinois 60607, all of her right, title, and interest in the following described Real Estate:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) special assessments or taxes confirmed or unconfirmed; (d) building lines and easements of record so long as such items do not affect the current use of the Real Estate; and (e) acts done or suffered by Grantee or anyone claiming through Grantee.

This is not a homestead property.

**THIS TRANSACTION IS EXEMPT PURSUANT TO 35 ILCS 200/31-45(E).**

ICARUS HOLDINGS 2, LLC,  
an ~~Illinois~~ limited liability company  
Delaware

By: Icarus Investment Group, LLC, a Wyoming limited liability company, its Manager

By:   
David Pezzofa, Manager

[Signature and notary page to follow]

19684988 IL 10f3  
EJ01 7E 88648961

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**IN WITNESS WHEREOF**, Grantor has executed this Quit Claim Deed as of the 30th day of December, 2019

**ICARUS HOLDINGS 2, LLC,**  
a Delaware limited liability company

By: Icarus Investment Group, LLC, a Wyoming limited liability company, its Manager

By: [Signature]  
David Pezzola, Manager

Property of Cook County Clerk's Office

STATE OF ILLINOIS

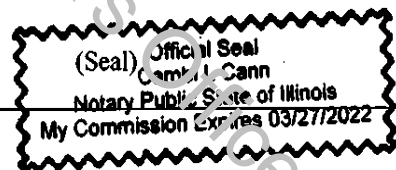
COUNTY OF COOK

ss.

I, Cynthia L. Cann, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **DAVID PEZZOLA**, the manager of Icarus Investment Group, LLC a Wyoming limited liability company, which entity is the manager of Icarus Holdings 2, 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, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability companies, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 31<sup>st</sup> day of December, 2019.

Notary Public  
My Commission Expires: 3/27/22



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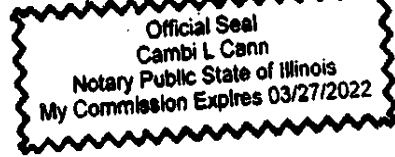
## STATEMENT BY GRANTOR AND GRANTEE

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: December 30, 2019

Signature: \_\_\_\_\_

David Pezzola, Grantor or Agent



Subscribed and sworn to before me by the said Grantor, dated December 30, 2019.

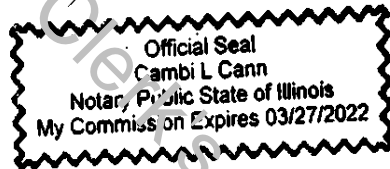
Notary Public \_\_\_\_\_

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.

Dated: December 30, 2019

Signature: \_\_\_\_\_

David Pezzola, Grantor or Agent



Subscribed and sworn to before me by the said Grantee, dated December 30, 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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**

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File No : 19684988-IL

## **EXHIBIT A**

The land is situated in the County of Cook, State of Illinois, as follows:

### PARCEL 1:

LOT 12 IN DIVISION 3 OF THE SOUTH SHORE SUBDIVISION OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EAST 40 FEET OF LOT 13 IN DIVISION 3 IN SOUTH SHORE DIVISION OF THE NORTH FRACTIONAL 1/2 OF THE FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127, AND 128 DIVISION 1 OF WESTFALL'S SUBDIVISION OF THE DOUGLAS TRACT, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 7200 S. Coles Avenue, Chicago, IL 60649

Parcel Identification Number: 21-30-106-020-0000 & 21-30-106-003-0000

**ATA NATIONAL TITLE GROUP, LLC**  
22 W. Washington, Ste. 1500  
Chicago, IL 60602  
Ph:708-429-0678 Fax:708-429-0829