

UNOFFICIAL COPY

QUIT CLAIM DEED (ILLINOIS)

PREPARED BY AND AFTER
RECORDING MAIL TO:
Kathryn Kovitz Arnold, Esq.
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111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601

Mail subsequent tax bills to:
East Chestnut Realty LLC
c/o Strategic Properties of North
America
1200 River Avenue, Building 4
Lakewood, New Jersey 08701



Doc# 2013608033 Fee \$88.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 05/15/2020 09:47 AM PG: 1 OF 3

RECORDER'S STAMP

THE GRANTOR, SPNA Chestnut II, LLC, an Illinois limited liability company, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND QUIT CLAIMS to GRANTEE, East Chestnut Realty LLC, a Delaware limited liability company, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See Exhibit "A" attached hereto

Address of Real Estate: 21 E. Chestnut Street, Units 8G, 14F, 16A and 22B,
Chicago, IL 60611

Property Index Numbers: 17-03-223-023-1054 (affects Unit 8G);
17-03-223-023-1093 (affects Unit 14F);
17-03-223-023-1103 (affects Unit 16A); and
17-03-223-023-1148 (affects Unit 22B)

This is not homestead property

[Remainder of Page Intentionally Blank. Signature Page Follows.]

REAL ESTATE TRANSFER TAX

15-May-2020



COUNTY: 580.50
ILLINOIS: 1,161.00
TOTAL: 1,741.50

17-03-223-023-1054 | 20200301636367 | 1-878-011-104

REAL ESTATE TRANSFER TAX

18-Mar-2020



CHICAGO: 8,707.50
CTA: 3,483.00
TOTAL: 12,190.50 *

17-03-223-023-1054 | 20200301636367 | 2-033-033-056

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

Units 8G, 14F, 16A and 22B

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IN WITNESS WHEREOF, said Grantor has caused their name to be signed to this Quit Claim Deed to be effective as of the date first set forth above.

GRANTOR:

SPNA CHESTNUT II, LLC,
an Illinois limited liability company

By: _____
Name: Yitzchok Klor
Its: Authorized Signatory

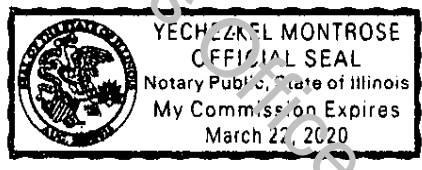
State of Illinois)
) SS
County of Cook)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Yitzchok Klor, not as an individual but as Authorized Signatory of SPNA CHESTNUT II, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of March 2020.

Notary Public

My commission expires: 3/22/20



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EXHIBIT A TO WARRANTY DEED

UNITS 8G, 14F, 16A AND 22B IN 21 EAST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 5, 6, 7 AND 8 IN THE SUBDIVISION OF LOT 1 IN THE PARTITION OF BLOCK 18 IN THE SUBDIVISION OF THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25036466 TOGETHER WITH THEIRS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 17-03-223-023-1054 (affects Unit 8G);
17-03-223-023-1093 (affects Unit 14F);
17-03-223-023-1102 (affects Unit 16A); and
17-03-223-023-1148 (affects Unit 22B)

Address of Real Estate: 21 E. Chestnut Street, Units 8G, 14F, 16A and 22B, Chicago, IL 60611