

UNOFFICIAL COPY

Doc#: 2019720225 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/15/2020 11:47 AM Pg: 1 of 4

THIS DOCUMENT WAS
PREPARED BY:

Richman, Goldberg & Gorham, LLC
55 East Monroe Street, Suite 3900
Chicago, Illinois 60603
Attn: Jeff Richman, Esq.

Dec ID 20200601696743
ST/CO Stamp 1-634-632-416
City Stamp 0-621-232-864

AFTER RECORDING RETURN TO:

Richman, Goldberg & Gorham, LLC
55 East Monroe Street, Suite 3900
Chicago, Illinois 60603
Attn: Jeff Richman, Esq.

#CCHI190310210 LK

(This space reserved for recording date)

QUIT CLAIM DEED

LAKEVIEW CAPITAL PARTNERS, LLC, an Illinois limited liability company, having an address at 6466 N. Olympia Avenue, Chicago, Illinois 60631, for the consideration of TEN and no/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to **SHERIDAN RED LINE DEVELOPMENT, LLC**, a Delaware limited liability company, having an address at 55 East Monroe Street, Suite 3900, Chicago, Illinois 60603, all interest in the real estate commonly referred to as 949 West Dakin Street, Chicago, Illinois 60613, situated in the County of Cook in the State of Illinois, and legally described on Exhibit A attached hereto and made a part hereof ("Real Estate").

TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: Covenants, conditions and restrictions of records and general real estate taxes not yet due and payable.

Exempt under the provisions of Section 31-45, Paragraph E, of the Illinois Real Estate Transfer Tax Law.

6/5/20
Date

X Jane L. Roberts
Representative

Exempt under the provisions of Section 3-33-00, Paragraph E, of the Chicago Real Property Transfer Tax Ordinance.

6/5/20
Date

X Jane L. Roberts
Representative

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IN WITNESS WHEREOF, said Grantor has caused their name to be signed to these presents as of this 3rd day of June, 2020.

LAKEVIEW CAPITAL PARTNERS, LLC,
an Illinois limited liability company

By: *Joseph C. Lomanto*
Name: Joseph C. Lomanto
Title: Manager

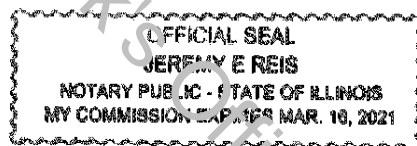
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the State and County provided above, do hereby certify that Joseph C. Lomanto, a manager of LAKEVIEW CAPITAL PARTNERS, LLC, an Illinois limited liability company, on behalf of such entity, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, 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 company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3rd day of June, 2020.

Jeremy E. Reis
Notary Public

My commission expires on 3/10/21



MAIL SUBSEQUENT TAX BILLS TO:

Sheridan Red Line Development, LLC
c/o Draper and Kramer, Incorporated
55 East Monroe Street, Suite 3900
Chicago, Illinois 60603

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

Date: 6/5/20 Signature: X [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on [Signature], 2020



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

Date: 6/5/20 Signature: X [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on 6/5, 2020



[Signature]
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 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 Act.]

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 4, 5 AND 6 (EXCEPT THE EAST 50 FEET OF SAID LOTS 4 AND 5 AND EXCEPT THE EAST 50 FEET OF THE NORTH 35 FEET OF SAID LOT 6) IN SUB BLOCK 2 IN ALDRICH'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 2 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST 1/4 THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 50 FEET OF LOTS 4, 5 AND 6 (EXCEPT THE SOUTH 15 FEET OF LOT 6) IN SUBDIVISION OF BLOCK 2 IN ALDRICH'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 2 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS:

14-20-206-001-0000; and 14-20-206-002-0050

COMMONLY KNOWN AS:

949 West Dakin Street, Chicago, Illinois 60613