

UNOFFICIAL COPY

QUIT CLAIM DEED

ILLINOIS STATUTORY

Doc#: 2020313048 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/21/2020 09:56 AM Pg: 1 of 3

Dec ID 20200501686242
ST/CO Stamp 1-282-286-304
City Stamp 1-333-052-128

The Grantor, John J. Gruber, as Trustee of the John J. Gruber Trust Dated November 14, 2001, as amended, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS to S & R Metallic Sign Properties LLC- Series 2400 Lakeview 516, LLC, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 516 IN THE 2400 LAKEVIEW CONDOMINIUM, AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF, AND PART OF A PRIVATE ALLEY IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTH EAST CORNER OF THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1973 KNOWN AS TRUST NUMBER 34252 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22583611, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN DECLARATION AND SURVEY IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT, RECORDED AUGUST 15, 1891 AS DOCUMENT 1502807 FOR PASSAGEWAY OVER THE EAST 12 FEET OF LOT 8 EXCEPT THE EAST 6 FEET OF LOT 8 LYING WEST OF AND ADJOINING LOTS 1 AND 3 IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, AFORESAID, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT, RECORDED AUGUST 15, 1891 AS DOCUMENT 1520807 FOR PASSAGEWAY OVER THE EAST 12 FEET OF LOT 8 (EXCEPT THE EAST 6 FEET OF LOT 8 LYING WEST AND ADJOINING LOTS 1 AND 3) IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

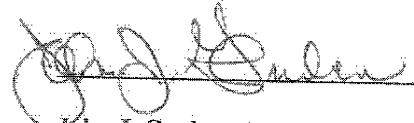
Commonly known as: 2400 n. Lakeview #516, Chicago, IL., 60614

P.I.N.: 14-28-322-038-1047

SUBJECT TO: Real Estate Taxes for 2019 and subsequent years.

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Dated this 21st day of May, 2020.

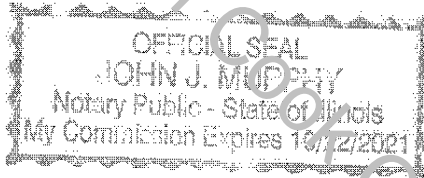

John J. Gruber, As Trustee

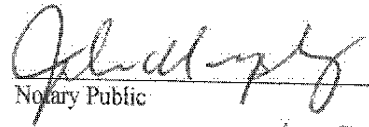
STATE OF ILLINOIS,

COUNTY OF COOK,

I, THE UNDERSIGNED, A Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **John J. Gruber** personally known to me to be the same person whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of May, 2020.





Notary Public
My Commission Expires 10-21-21

Prepared By: **John J. Murphy**
6122 N. Neva
Chicago, IL. 60631

Mail To: **John J. Murphy**
6122 N. Neva
Chicago, IL. 60631

Name and Address of Taxpayer: **S & R Metallic Sign Properties LLC**
1217 W Newport #1
Chicago, IL 60657

Exempt under paragraph "E" of the Real Estate Transfer Tax Act.


Grantor, Grantee or Agent

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OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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: 5/21/2020

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me on May 21, 2020

Notary Public [Handwritten Signature]



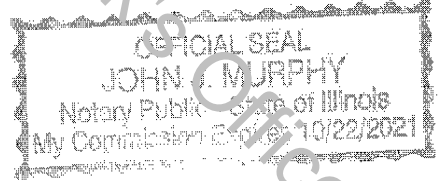
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 5/21/2020

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me on May 21, 2020

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 _____, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)