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 **QUITCLAIM DEED**
Statutory (ILLINOIS)



Doc# 2020506097 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/23/2020 02:21 PM PG: 1 OF 4

MAIL TO:

James H. Miller, Jr, Esq.
641 W. Lake, #400
Chicago, Il. 60661

TAX BILL TO:

Elizabeth Morgan Tyger
340 E. Randolph Street,
2905
Chicago, Il. 60601

THE GRANTOR:

Elizabeth M. Tyger, a single woman of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid **CONVEYS and QUITCLAIMS** to Pachyderm Ventures, LLC an Illinois Limited Liability Company of the City of Chicago, County of Cook State of Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

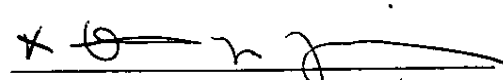
See Legal description attached hereto as exhibit "A"

Subject to Easements, Restrictions, Conditions and Covenants of Record, And Further Subject to Real Estate Taxes For the Year 2019 and Subsequent Years.


PERMANENT INDEX NUMBER: 17-10-222-007-1229 & 17-10-222-007-1777



PROPERTY ADDRESS: 474 N. Lake Shore Drive Units 3507 & RS278, Chicago, I. 60611

DATED THIS 21 DAY OF April, 2020


Elizabeth M. Tyger

This deed exempt under the Real Property Transfer Act.
Para. E.

REAL ESTATE TRANSFER TAX		10-Jul-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		23-Jul-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-10-222-007-1229 | 20200701625812 | 0-067-828-448

17-10-222-007-1229 | 20200701625812 | 0-180-596-448

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

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Elizabeth M. Tyger** 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 she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 21st Day of April, 2020

Commission expires 11-25-22

James H. Miller Jr.
NOTARY PUBLIC



PREPARED BY:
JAMES H. MILLER JR, ESQ. 641 W. LAKE #400, CHICAGO, ILLINOIS 60661

Property of Cook County Clerk's Office
COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT A

PARCEL 1: PARKING SPACE PS278, IN 474 NORTH LAKE SHORE DRIVE, A CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2, IN BLOCK 5, IN CITYFRONT CENTER AND PART OF THE OGDEN SLIP LYING SOUTHERLY OF AND ADJOINING SAID LOT 2, BEING A PART OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 10, 2005 AS DOCUMENT NO. 0531422075, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCELS 1 AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED NOVEMBER 10, 2005 AS DOCUMENT 0531422073, OVER THE COMMERCIAL PARCEL AS DEFINED THEREIN FOR USES DESCRIBED IN ARTICLE 3.2.

PARCEL 3: UNIT NO. 3507, IN 474 NORTH LAKE SHORE DRIVE, A CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2, IN BLOCK 5, IN CITYFRONT CENTER AND PART OF THE OGDEN SLIP LYING SOUTHERLY OF AND ADJOINING SAID LOT 2, BEING A PART OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 10, 2005 AS DOCUMENT NO. 0531422075, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Pin: 17.10.222.007.1229

Pin: 17.10.222.007.1777

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STATEMENT BY GRANTOR AND GRANTEE

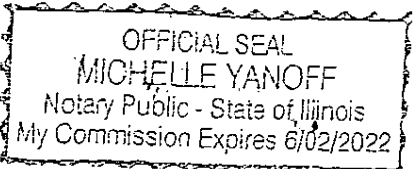
The grantor or his agent affirm that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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: 4-21-20

Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me
this 21 day of April 2020

Notary Public [Signature]



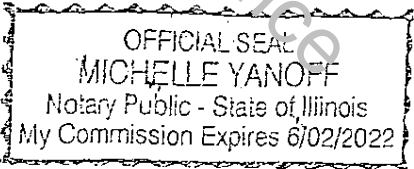
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 4-21-20

Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me
this 21 day of April 2020

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of 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)