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THIS INSTRUMENT
PREPARED BY AND AFTER
RECORDING MAIL TO:

Marilyn Dunn, Esq.
150 N. Michigan Ave., Suite 2800
Chicago, IL 60601



Doc# 2022034088 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/07/2020 03:42 PM PG: 1 OF 8

FOR RECORDER'S USE ONLY

QUIT CLAIM DEED

The GRANTOR, 432 Poplar Drive, LLC, an Illinois limited liability company whose mailing address is 5611 Dempster Ave., Morton Grove, Illinois, 60053, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), does hereby CONVEY and QUIT CLAIM unto Citadel Propco Holding, LLC, an Illinois limited liability company whose mailing address is 5611 Dempster Ave., Morton Grove, Illinois, 60053, FOREVER all interest in the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See attached Exhibit A

Subject to covenants, conditions and restrictions of record and taxes not yet due and payable.

IN WITNESS WHEREOF, said Grantor has caused this instrument to be executed as of the day and year set forth below.

432 Poplar Drive, LLC

By: _____
Jonathan Aaron, Manager

Dated: July 21, 2020

REAL ESTATE TRANSFER TAX

07-Aug-2020



COUNTY: 0.00

ILLINOIS: 0.00

TOTAL: 0.00

05-34-121-050-0000

| 20200701631577


| 1-937-277-408

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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, DOES HEREBY CERTIFY that Jonathan Aaron, Manager of 432 Poplar Drive, LLC, an Illinois limited liability company, 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 for the purposes set forth therein.

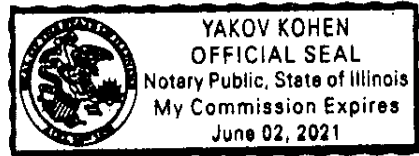
Given under my hand and official seal, this 21 day of July, 2020.



Notary Public

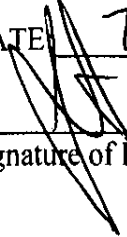
Mail Tax Bills to:

Citadel Opco Holding, LLC
5611 Dempster Ave.
Morton Grove, Illinois, 60053



EXEMPT UNDER PROVISIONS OF PARAGRAPH (e),
SECTION 4, REAL ESTATE TRANSFER ACT

DATE: 7.21.20



Signature of Buyer, Seller or Representative

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 4:

LOT 2 IN MCNAMEE'S RESUBDIVISION OF PART OF LOTS 5, 6, 7 IN DOIG'S RESUBDIVISION OF LOTS 7 AND 8 IN BLOCK 11 IN VILLAGE OF WILMETTE, A SUBDIVISION OF THE WEST 63.55 CHAINS OF THE NORTH SECTION OF OUILMETTE RESERVATION, ALSO THE 40 FEET NORTH OF AND ADJOINING THE CENTER LINE OF NORTH AVENUE AND THE 33 FEET SOUTH OF AND ADJOINING THE CENTER LINE OF SOUTH AVENUE, IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 1 IN MCNAMEE'S RESUBDIVISION OF PART OF LOTS 5, 6, 7 IN DOIG'S RESUBDIVISION OF LOTS 7 AND 8 IN BLOCK 11 IN VILLAGE OF WILMETTE, A SUBDIVISION OF THE WEST (63.55) CHAINS OF THE NORTH SECTION OF OUILMETTE RESERVATION, ALSO THE 40 FEET NORTH OF AND ADJOINING THE CENTER LINE OF NORTH AVENUE AND THE 33 FEET SOUTH OF AND ADJOINING THE CENTER LINE OF SOUTH AVENUE, IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 2, 3, 4 AND THE NORTHWESTERLY 6 FEET OF LOT 5 IN DOIG'S RESUBDIVISION OF LOTS 7 AND 8 IN BLOCK 11 IN WILMETTE VILLAGE IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 05-34-121-050-0000; 05-34-121-051-0000; 05-34-121-042-0000; 05-34-121-048-0000

Street Addresses: 406-408 Poplar Drive, Wilmette, IL;
416 Poplar Drive, Wilmette, IL
1026 Oakwood Ave., Wilmette, IL

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Real Estate Transfer Tax
EXEMPT

Issue Date 7/22/2020

Revenue Stamps:

Qty

Village of Wilmette	EXEMPT	1	= EXEMPT
Real Estate Transfer Tax			
Stamp #:	CO	2020-07-22	406 POPLAR

Name of Buyer:

CITADEL PROPCO
HOLDING, LLC

Property Address:

406 POPLAR
Wilmette, IL 60091

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

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Real Estate Transfer Tax
EXEMPT

Issue Date 7/22/2020

Revenue Stamps:

		Qty	
Village of Wilmette	EXEMPT	1	= EXEMPT
Real Estate Transfer Tax			
Stamp #:	CO	2020-07-22	408 POPLAR

Name of Buyer:
 CITADEL PROPCO
 HOLDING, LLC
Property Address:
 408 POPLAR
 Wilmette, IL 60091

**COOK COUNTY
 RECORDER OF DEEDS**

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Real Estate Transfer Tax
EXEMPT

Issue Date 7/22/2020

Revenue Stamps:

		Qty	
Village of Wilmette	EXEMPT	1	= EXEMPT
Real Estate Transfer Tax			
Stamp #:	CO	2020-07-22	416 POPLAR

Name of Buyer:
 CITADEL PROPCO
 HOLDING, LLC
Property Address:
 416 POPLAR
 Wilmette, IL 60091

**COOK COUNTY
 RECORDER OF DEEDS**

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Real Estate Transfer Tax
EXEMPT

Issue Date 7/22/2020

Revenue Stamps:

		Qty	
Village of Wilmette	EXEMPT	1	= EXEMPT
Real Estate Transfer Tax			
Stamp #:	CO	2020-07-22	1026 OAKWOOD

Name of Buyer:
 CITADEL PROPCO
 HOLDING, LLC
Property Address:
 1026 OAKWOOD
 Wilmette, IL 60091

**COOK COUNTY
 RECORDER OF DEEDS**

Property of Cook County Clerk's Office

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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 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 July 31, 2020

Signature _____
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Marilyn Dunn THIS 31st DAY OF July, 2020.



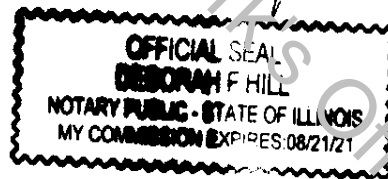
NOTARY PUBLIC Deborah F. Hill

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.

Dated July 31, 2020

Signature _____
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Marilyn Dunn THIS 31st DAY OF July, 2020.



NOTARY PUBLIC Deborah F. Hill

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 Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]