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Doc# 2029510044 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/21/2020 10:48 Am PG: 1 OF 5

148

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH THAT THE GRANTOR, 3535 Ashland LLC, an Illinois limited liability con pany, for the consideration of ten and 00/100 dollars (\$10.00) and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does QUITCLAIM AND CONVEY unto GRANTEE, Donald Shoemaker, c/o Franklin Partners, 55 Shuman Blvd, Naperville, IL 60563 the following described real estate, situated in the County of Cook, and State of Illinois, known and described to wit:

SEE ATTACHED EXHIBIT "A" -LEGAL DESCRIPTION

Subject to:

CCHI1900282ALD

SEE ATTACHED EXHIBIT "3"-PERMITTED EXCEPTIONS

Permanent Real Estate Index Numbers:

SEE ATTACHED EXHIBIT "A"

Address of Real Estate:

3637 S Ashland Ave, chicago, IL 60609

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and its successors and assigns forever.

The Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

(SIGNATURES ON FOLLOWING PAGE)

4842-9816-6987.v3

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Dated this	day of October, 202	0
	(/	

3535 Ashland LLC, An Illinois limited Liability Company

By. Stewart W. Mills, N

State of Illinois)
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Stewart W. Mills, personally known to me to be the Manager of 3535 Ashland LLC, an Illinois limited liability company, and 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 as such authorized Manager he signed and delivered the said instrument, pursuant to authority given by the Operating Agreement of said limited liability company, as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal, this day of October, 2020

CATHERINE E DAVIDSON
Official Seal
Notery Public - State of Illinois
My Commission Expires Jun 18, 2024

Wath S. Vauc Notary Public

This Instrument prepared by:

Lawrence M. Freedman Ash, Anos, Freedman & Logan, L.L.C. 77 West Washington Street Chicago, Illinois 60602

After recording return Deed to:

Lawrence M. Freedman Ash, Anos, Freedman & Logan, L.L.C. 77 West Washington Street Chicago, Illinois 60602 Exempt under provisions of exempton ______ Section 000 of the Chicago Real Property Transfer Tax Ordinary (§ 3-33-060)

Date: 10/9/20 Buyer/Seller Representative

REAL ESTATE TRANSFER TAX		09-Oct-2020
65 A	CHICAGO:	0.00
(* 0.5)	CTA:	0.00
	TOTAL:	0.00

17-32-300-008-0000 | 20201001618838 | 0-752-971-232

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

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EXHIBIT 'A' LEGAL DESCRIPTION

AN UNDIVIDED 14% INTEREST IN AND TO:

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF ASHLAND AVENUE, SAID LINE BEING 35 00 FEET EASTERLY OF (MEASURED PERPENDICULAR TO) THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 WITH THE NORTH LINE OF THE SOUTH 168.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 01 DEGREES 25 MINUTES 11 SECONDS WEST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES - EAST ZONE - NAD83) ALONG SAID EASTERN RIGHT-CF-WAY LINE 285.30 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 12 SECONDS EAST ARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 305.36 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 11 SECONDS EAST PARALLEL WITH THE AFORESAID EASTERN RIGHT-OF-WAY LINE OF ASHLAND AVENUE 285.30 FEET TO THE NORTH LINE OF THE SOUTH 168.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 88 DEGREES 36 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 168.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 305.36 FEET TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES, MORE OR LESS. Clorts

PERMANENT REAL ESTATE TAX NUMBERS:

A portion of 17-32-300-007-0000 17-32-300-008-0000 17-32-300-009-0000 17-32-300-010-0000 17-32-300-011-0000 A portion of 17-32-300-014-0000 A portion of 17-32-300-015-0000 A portion of 17-32-300-151-0000

UNITED ENTER 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.

Dated 10/9/20, Signature:

Grantor or Agent

Subscribed and sworn to before me by the said

this 9 day of October

OFFICIAL SEAL
ERIN CACCAMO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES AUG. 28, 2023;

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.

Dated 10/9/20, Signature: Grantce or Agent

Subscribed and sworn to before me by the

this 9 day of October

Notary Public

OFFICIAL SEAL
ERIN CACCAMO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES AUG. 28, 2023

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.]

2029510044 Page: 5 of 5

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)	
COUNTY OF COOK) SS)	

Lawrence M. Freedman, being duly sworn on oath, states that he offices at 77 W. Washington Street, Chicago, Illinois 60602. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

 $\left(\begin{array}{c} A \end{array}\right)$

Said Act is not applicable as the grantors own no adjoining property to the premises

-OR-

- B The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.
 - The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
 - 2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;
 - 3. The sale of exchange of parcels of land between owners of adjoining and contiguous land.
 - 4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public railries and other pipe lines which does not involve any new streets or easen ents of access;
 - 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access:
 - 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. Conveyances made to correct descriptions in prior conveyances;
 - 8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access:
 - The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determine into the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the
 - 10. The instrument aforesaid is a conveyance of an existing parcel or tract of land.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN to Before me this ________ of October, 2020

NOTARY PUBLIC

Lawrence M. Freedman

JUDITH ANN COOK TARY PUBLIC - STATE OF ILL

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:11/03/24