

# UNOFFICIAL COPY

**THIS DOCUMENT PREPARED BY:**

Michael A. Koenig, Esq.  
21660 W. Field Parkway, #118  
Deer Park, IL 60010

**AFTER RECORDING RETURN TO:**

Michael A. Koenig, Esq.  
c/o Capital 7, LLC  
21660 W. Field Parkway, #118  
Deer Park, IL 60010

**SEND FUTURE TAX BILLS TO:**

KFI Barrington, LLC  
c/o Capital 7, LLC  
21660 W. Field Parkway, #118  
Deer Park, IL 60010



Joc# 2101222034 Fee \$88.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

JAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2021 01:47 PM PG: 1 OF 4

## QUIT CLAIM DEED

GRANTOR, KFI RESIDENTIAL, LLC, an Illinois limited liability company, having its principal place of business at 21660 W. Field Parkway, #118, Deer Park, IL 60010, hereinafter referred to as Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims all of Grantor's right, title and interest to KFI BARRINGTON, LLC, an Illinois limited liability company, having its principal place of business at 21660 W. Field Parkway #118, Deer Park, IL 60010, hereinafter referred to as Grantee, in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

Parcel Number: 01-01-101-006-0000

Commonly known as: 133 Park Avenue, Barrington, IL 60010

**\*THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND GRANTEE'S REQUEST**

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith; PROVIDED, HOWEVER, that this conveyance is made and accepted SUBJECT TO the following: (a) general real estate taxes not due and payable; (b) building lines and building restrictions of records, zoning and building laws and ordinances; (c) public and utility easements; (d) covenants and restrictions of record; (e) party wall rights and agreements, if any.

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Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

EXECUTED as of this 8<sup>th</sup> day of December, 2020.

**KFI RESIDENTIAL, LLC**, an Illinois limited liability company

By: KFI Real Estate Holdings, LLC, its sole Member

By: Capital 7, LLC, its Managing Member

By: *M.A. Koenig*

Name: Michael A. Koenig

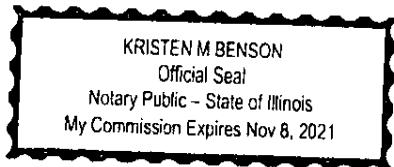
Title: Manager

STATE OF ILLINOIS            )  
COUNTY OF COOK        ) SS

On this 8 day of December, 2020, before me, the undersigned Notary Public in and for said County in the State aforesaid, personally appeared Michael A. Koenig known to me to be the Manager of Capital 7, LLC, an Illinois limited liability company, that he executed the foregoing instrument and on oath stated that he is authorized to execute this Agreement and in fact executed this Agreement on behalf of KFI RESIDENTIAL, LLC, as its Manager.

GIVEN under my hand and Notarial seal this 8 day of December, 2020.

*Kristen M Benson*  
Notary Public



Exempt Under Provisions of Paragraph (e) Section 31-45,  
(Property Tax Code, Real Estate Transfer Tax Law)

*M.A. Koenig*  
Attorney

12-8-2020  
Date

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## EXHIBIT "A" – LEGAL DESCRIPTION OF REAL PROPERTY

### PARCEL 1:

THE EAST HALF OF LOT 6 (EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6 AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 6, 1.35 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 6, 36.40 FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6, 0.40 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 6, 53.30 FEET TO THE NORTHERLY LINE OF SAID LOT 6; THENCE SOUTHEASTERLY ON THE NORTHERLY LINE OF SAID LOT, 1.50 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 89.71 FEET TO THE PLACE OF BEGINNING), IN BLOCK 1, IN THE VILLAGE OF BARRINGTON IN SECTION 1, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1855 AS DOCUMENT 61277, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN THE GRANT OF PERMANENT EASEMENT AGREEMENT RECORDED AS DOCUMENT 0518718019 FOR THE USE OF 1 VEHICLE PARKING SPACE LOCATED IN THE LOWER LEVEL OF THE PARKING GARAGE LOCATED ON A PORTION OF LOTS 4 AND 5 IN BLOCK 1 IN THE VILLAGE OF BARRINGTON SUBDIVISION MORE PARTICULARLY DESCRIBED ON EXHIBIT "C" ATTACHED THERETO.

Parcel Identification Number: 01-01-101-006-0000

Address: 133 Park Avenue, Barrington, Illinois 60010

#### REAL ESTATE TRANSFER TAX

12-Jan-2021



COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

01-01-101-006-0000

| 20201201683645 | 0-167-227-408

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 12 | 8 | 2020

SIGNATURE: *m.a. Koenig*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

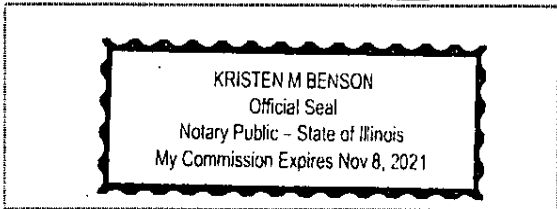
Subscribed and sworn to before me, Name of Notary Public: Kristen M. Benson

By the said (Name of Grantor): MICHAEL A. KOENIG

On this date of: 12 | 8 | 2020

NOTARY SIGNATURE: *Kristen M Benson*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 12 | 8 | 2020

SIGNATURE: *m.a. Koenig*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

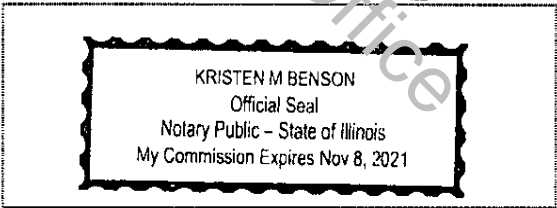
Subscribed and sworn to before me, Name of Notary Public: Kristen M. Benson

By the said (Name of Grantee): MICHAEL A. KOENIG

On this date of: 12 | 8 | 2020

NOTARY SIGNATURE: *Kristen M Benson*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)