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Quit Claim Deed Statutory (ILLINOIS)

This document was prepared by:
Bishop & LaForte, Ltd.
15450 Summit Ave, Suite 325
Oakbrook Terrace, IL 60181

Doc# 2106141116 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/02/2021 11:38 AM PG: 1 OF 5

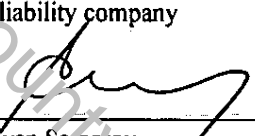
(The Above Space for Recorders Use Only)

THE GRANTOR, BBI PROPERTY MANAGEMENT LLC, a Delaware limited liability company, 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 12500 S. CICERO AVE LLC, an Illinois limited liability company, all interest, if any, in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See Exhibit A for legal description.).

Permanent Index Number: 24-28-401-005-0000 & 24-28-401-006-0000
Address(es) of Real Estate: 12500 S. Cicero Ave, Alsip, IL 60803

DATED this 7 day of December, 2020

BBI PROPERTY MANAGEMENT LLC, a Delaware limited liability company


By: 
Name: Ivan Samarov
Title: Manager

State of Illinois, County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ivan Samarov, personally known or properly identified to me to be the Manager of BBI PROPERTY MANAGEMENT LLC, a Delaware limited liability company, and personally known or properly identified 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, sealed and delivered the said instrument as his free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of December, 2020




Notary Public
Commission expires: Mar 22, 2022

REAL ESTATE TRANSFER TAX		02-Mar-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

24-28-401-005-0000 | 20210201650823 | 1-591-573-520

VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX

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Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. para. e
& Cook County Ord. 93-0-27 para. 10.

3/1/21
Date


Signature

Mail to:

Bishop & LaForte, Ltd.
18450 Summit Ave, Ste 325
Oakbrook Terrace, IL 60181

SEND SUBSEQUENT TAX BILLS TO:

12500 S. Cicero Ave LLC
12500 S. Cicero Ave
Alsip, IL 60803

Property of Cook County Clerk's Office

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Exhibit A Legal Description

PARCEL 1A:

THE NORTHEAST 1/4 (EXCEPT THE NORTH 30 ACRES AND EXCEPT THE SOUTH 176.00 FEET THEREOF) OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO EXCEPT THAT PART OF SAID NORTHEAST 1/4 (EXCEPT THE NORTH 30 ACRES AND EXCEPT THE SOUTH 176.00 FEET THEREOF) OF THE SOUTHEAST 1/4 OF SAID SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

(EXCEPTION 1)

LYING EAST OF A LINE INTERSECTING THE SOUTH LINE OF SAID 30 ACRES, AT A DISTANCE OF 75.00 FEET WESTERLY FROM THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, AND INTERSECTING THE NORTH LINE OF SAID SOUTH 176.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 100.00 FEET WESTERLY FROM THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28; ALSO THAT PART OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 30 ACRES AND EXCEPT THE SOUTH 176.00 FEET THEREOF) OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

(EXCEPTION 2)

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28 AND PROCEEDING THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 28, FOR A DISTANCE OF 1507.60 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 176.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH 176.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, FOR A DISTANCE OF 800.00 FEET FOR THE POINT OF BEGINNING; THENCE STILL WESTERLY ALONG THE PREVIOUS COURSE EXTENDED FOR A DISTANCE OF 335.00 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 140°11'40" WITH THE PREVIOUS LINE EXTENDED, FOR A DISTANCE OF 78.10 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 50°06'37" WITH THE PREVIOUS LINE EXTENDED, FOR A DISTANCE OF 279.51 FEET TO THE POINT OF BEGINNING; ALSO THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE NORTH 30 ACRES AND EXCEPT THE SOUTH 176.00 FEET THEREOF) OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

(EXCEPTION 3)

BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTH 176.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 100.00 FEET WEST OF THE EAST LINE OF SAID SECTION 28; THENCE WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 177.10 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 30 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 125.00 FEET WEST OF THE EAST LINE OF SAID SECTION 28; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 30 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 50.00 FEET TO A POINT DISTANT 75.00 FEET WEST OF THE EAST LINE OF SAID SECTION 28; THENCE SOUTHWEST ALONG A STRAIGHT LINE, A DISTANCE OF 177.10 FEET TO THE POINT OF BEGINNING.

PARCEL 1 B:

THAT PART OF THE SOUTH 176.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 28, FOR A DISTANCE OF 1507.60 FEET TO A POINT; THENCE WESTERLY ALONG THE NORTH LINE OF THE SAID SOUTH 176.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, FOR A DISTANCE OF 100.00 FEET FOR THE POINT OF BEGINNING; THENCE STILL WESTERLY ALONG THE PREVIOUS COURSE EXTENDED, FOR A DISTANCE OF 700.00 FEET TO A POINT; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, SAID POINT BEING 445.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, A DISTANCE OF 245.00 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 48°19'04" TO THE LEFT WITH THE LAST DESCRIBED COURSE EXTENDED, FOR A DISTANCE OF 97.74 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 29°35'02" TO THE LEFT, WITH THE LAST DESCRIBED COURSE EXTENDED, FOR A DISTANCE OF 103.78 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 1 C

INGRESS & EGRESS EASEMENT FOR BENEFIT OF PARCEL 1A AND 1B

THAT PART OF THE SOUTH 11 ACRES OF THE NORTH 30 ACRES OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID 11 ACRES WITH THE WEST LINE OF THE EAST 50.00 FEET OF SAID SOUTHEAST 1/4; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 50 FEET, A DISTANCE OF 64.68 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG THE NORTH LINE OF PROPERTY CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION BY TRUSTEE'S DEED RECORDED JUNE 17, 2004 AS DOCUMENT NUMBER 0416944136 A DISTANCE OF 9.22 FEET; THENCE SOUTH ALONG THE WESTERLY LINE OF PROPERTY CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION BY TRUSTEE'S DEED RECORDED JUNE 17, 2004 AS DOCUMENT NUMBER 0416944136, A DISTANCE OF 35.00 FEET; THENCE WEST ALONG THE NORTH LINE OF PROPERTY CONVEYED TO THE NORTHERN ILLINOIS TOLL ROAD RECORDED FEBRUARY 21, 1958 AS DOCUMENT NUMBER 18073478, A DISTANCE OF 50.77 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF AFORESAID SOUTH 11 ACRES, A DISTANCE OF 65.00 FEET; THENCE EAST ALONG THE LINE 31.62 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE AFORESAID SOUTH 11 ACRES, A DISTANCE OF 60.00 FEET; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 50 FEET, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 3,578 SQ. FT. MORE OR LESS.

PROPERTY KNOWN AS: 12500 SOUTH CICERO AVENUE, ALSIP, ILLINOIS.

P.I.N. #24-28-401-005-0000 & 24-28-401-006-0000

VILLAGE OF ALSIP
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STATEMENT OF GRANTOR/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 3-4, 21 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 2nd day of March, 2021.

Notary Public [Signature]

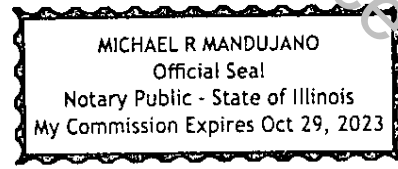


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3-2, 21 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 2nd day of March, 2021.

Notary Public [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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.