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2106922007

Quit Claim Deed Statutory (ILLINOIS)

Doc# 2106922007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/10/2021 10:03 AM PG: 1 OF 3

This document was prepared by:

Elizabeth E. Radichel, Esq.
Neal, Gerber & Eisenberg LLP
Two N. LaSalle St., Ste. 1700
Chicago, Illinois 60602

(The Above Space for Recordors Use Only)

THE GRANTOR, 65 EAST OAK STREET OWNER, LLC, a Delaware limited liability company, also known as 65 OAK STREET OWNER, LLC, a Delaware limited liability company, whose business address is c/o Jenel Management Corp., 275 Madison Avenue, Suite 1100, New York, New York 10016, 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 65 OAK STREET OWNER, LLC, a Delaware limited liability company, whose business address is c/o Jenel Management Corp., 275 Madison Avenue, Suite 1100, New York, New York 10016, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See page 2 for legal description).

Permanent Index Number: 17-03-207-018-0000

Address of Real Estate: 59-65 East Oak Street, Chicago, Illinois 60611

DATED this 2ND day of FEBRUARY, 2021.

65 OAK STREET OWNER, LLC, a Delaware limited liability company

By: [Signature]
Name: JOSEPH DUSHEY
Title: Authorized Signatory

State of NEW YORK, County of NEW YORK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH DUSHEY, personally known or properly identified to me to be the AUTHORIZED SIGNATORY of 65 OAK STREET OWNER, a Delaware limited liability company, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2ND day of FEBRUARY, 2021.

MICHAEL I. TOUSSIE CPA/PFS
Notary Public, State of New York
No. 01TO4742215
Qualified in New York County
Commission Expires July 31, 2021

[Signature]
Notary Public
Commission expires: _____

REAL ESTATE TRANSFER TAX

09-Mar-2021



CHICAGO: 0.00 age 1
CTA: 0.00
TOTAL: 0.00

REAL ESTATE TRANSFER TAX

10-Mar-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-03-207-018-0000 | 20210101625477 | 0-346-556-944

17-03-207-018-0000 | 20210101625477 | 0-198-558-224

* Total does not include any applicable penalty or interest due

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Legal Description

of premises commonly known as: 59-65 East Oak Street, Chicago, Illinois 60611

PARCEL 1:

LOT 1 IN LAWRENCE'S SUBDIVISION OF PART OF LOT 7 IN SUBDIVISION OF THE NORTH HALF OF BLOCK 8 IN CANAL TRUSTEES SUBDIVISION OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF BLOCK 8 IN CANAL TRUSTEES SUBDIVISION AFORESAID, COMMENCING AT A POINT ON THE NORTH LINE OF SAID BLOCK 340.2 FEET EAST OF THE NORTHWEST CORNER, THENCE EAST ON SAID LINE TO THE NORTHWEST CORNER OF LOT 1 IN LAWRENCE'S SUBDIVISION AFORESAID; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT TO SOUTHWEST CORNER THEREOF; THENCE WEST 33 FEET 9 5/8 INCHES; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF LOT 1 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-03-207-013-0000

Address of Real Estate: 59-65 East Oak Street, Chicago, Illinois 60611

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e), 35 ILCS 200/31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

Agent: 

Date: 2/2/20

SEND SUBSEQUENT TAX BILLS TO:

Mail to: Elizabeth E. Radichel, Esq.
Neal, Gerber & Eisenberg LLP
Two N. LaSalle St., Ste. 1700
Chicago, Illinois 60602

65 Oak Street Owner, LLC
c/o Jenel Management Corp.
275 Madison Avenue, Suite 1100
New York, New York 10016

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 2 12 | 02 | 2021

SIGNATURE: [Signature]
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:
65 East Oak Street Owner, LLC,

By the said (Name of Grantor): also known as 65 Oak Street Owner, LLC

On this date of: 02 | 02 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

MICHAEL I. TOUSSIE CPA/PFS
Notary Public, State of New York
No. 01TO4742215
Qualified in New York County
Commission Expires July 31, 2021

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 title to real estate under the laws of the State of Illinois.

DATED: 2 12 | 02 | 2021

SIGNATURE: [Signature]
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:

By the said (Name of Grantee): 65 Oak Street Owner, LLC

On this date of: 02 | 02 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

MICHAEL I. TOUSSIE CPA/PFS
Notary Public, State of New York
No. 01TO4742215
Qualified in New York County
Commission Expires July 31, 2021

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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**