



2110357006D

Doc# 2110357006 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/13/2021 09:40 AM PG: 1 OF 4

This instrument was prepared by:
Daniel M. Borek, Esq.
Clark Hill PLC
130 E. Randolph St., Suite 3900
Chicago, Illinois 60601

After recording, return to:
Keith L. Moore, Esq.
806 Greenwood Street
Evanston, IL 60201

Send subsequent tax bills to:
Kinzie Blue II Limited Partnership
806 Greenwood Street
Evanston, IL 60201

QUIT CLAIM DEED

THE GRANTOR, 2018 Blue Island LLC, an Illinois limited liability company and debtor in the United States Bankruptcy Court, Northern District of Illinois, Eastern Division, Case No. 20-21563 ("**Grantor**"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, CONVEYS and QUIT CLAIMS to **THE GRANTEE**, Kinzie Blue II Limited Partnership, an Illinois limited partnership, with an address of 806 Greenwood Street, Evanston, IL 60201 ("**Grantee**"), the real estate legally described on **Exhibit A**, attached hereto (the "**Real Estate**").

This Quit Claim Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee, pursuant to an order authorizing the sale of the Real Estate entered pursuant to Sections 105, 363 and 365 of Title 11 of the United States Code and Rules 2002, 6004, 6006 and 9014 of the Federal Rules of Bankruptcy Procedure, and is subject to those matters identified on **Exhibit B** attached hereto and incorporated herein (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Real Estate, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, and its successors and assigns forever.

(signature page follows)

70617

FIRST AMERICAN TITLE

FILE # 3026136

REAL ESTATE TRANSFER TAX

19-Mar-2021



COUNTY: 2,407.25
ILLINOIS: 4,814.50
TOTAL: 7,221.75

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EXHIBIT A

LEGAL DESCRIPTION

LOT 7 (EXCEPT THE NORTH 33.00 FEET), ALL OF LOT 8 AND LOT 9 (EXCEPT THE SOUTH 33.00 FEET) ALL IN BLOCK 7 OF SOUTH WASHINGTON HEIGHTS IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(s): 25-30-135-001-0000,
25-30-135-002-0000,
25-30-135-003-0000,
25-30-135-004-0000

Commonly Known As: 12203, 12211, 12219 Vincennes Avenue, Blue Island, IL and 2101 122nd Street, Blue Island, IL 60406

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes that are not yet due and payable, and subsequent years;
2. Special taxes or assessments, if any, for improvements not yet completed;
3. Installments, if any, not due at the date hereof of any special taxes or assessment for improvements heretofore completed;
4. Building lines and building restrictions;
5. Private, public, and utility easements;
6. Covenants and restrictions of record as to use and occupancy, including, without limitation, items appearing of record or that would be shown on a survey;
7. Local, state, and federal laws, ordinances or governmental regulations, including, but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Real Estate;
8. Building code violations;
9. Pending building code violation court cases; and
10. Existing leases or tenancies, and all rights of any person or party claiming by, through or under such leases or tenancies.