

# UNOFFICIAL COPY

Doc#: 2111212148 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/22/2021 07:21 AM Pg: 1 of 5

**QUIT CLAIM DEED  
Statutory (Illinois)  
(Individual to LLC)**

Dec ID 20210301680279

Above Space for Recorder's use only

THE GRANTOR(S) **LARRY I. HYMAN AND PAULA J. HYMAN, TRUSTEES OF THE HYMAN FAMILY TRUST DATED AUGUST 21, 2014**, of the Village of Skokie, County of Cook, State of Illinois for the consideration of ten and no/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and QUIT CLAIM(S) TO: **LPH Investments, LLC** an Illinois limited liability company, the following described real estate situated in Cook County, Illinois, commonly known as: 9242 Gross Point Road, #311, Skokie, IL 60077 as legally described as:

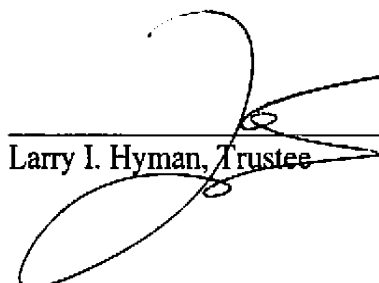
**See attached**

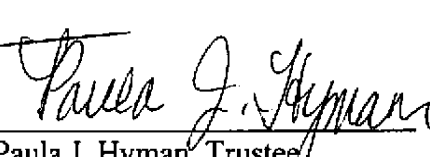
Permanent Real Estate Index Number(s): 10-16-204-033-1035

Address (es) of Real Estate: 9242 Gross Point Road, #311, Skokie, IL 60077

THIS IS NOT HOMESTEAD PROPERTY

DATED this: 9<sup>th</sup> day of April, 2021

  
\_\_\_\_\_  
Larry I. Hyman, Trustee

(SEAL)  (SEAL)  
\_\_\_\_\_  
Paula J. Hyman, Trustee

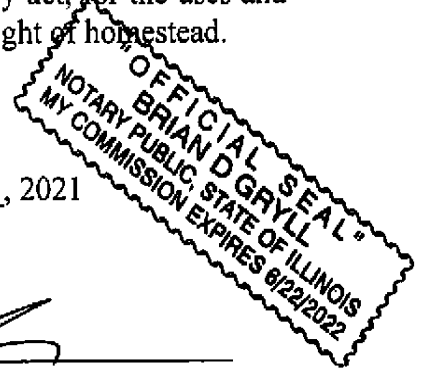
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State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **LARRY I. HYMAN AND PAULA J. HYMAN**, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 9<sup>th</sup> day of April, 2021

Commission expires \_\_\_\_\_ 20\_\_\_\_



[Signature]  
NOTARY PUBLIC

This instrument was prepared by Charles R. Gryll, 6703 N. Cicero Ave., Lincolnwood, IL 60712

Exempt under paragraph e section  
31-45, Property Tax code

[Signature] 4/9/21

Mail To:

Gryll Law  
Brian D. Gryll  
6703 N. Cicero Avenue  
Lincolnwood, IL 60712

Send Subsequent Tax Bills To:

LPH Investments, LLC  
5652 Suffield Terrace  
Skokie, IL 60077

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN: <u>10-16-204-033-1035</u>	
ADDRESS: <u>9242 Gross Pt Rd 311</u>	
<u>16277</u>	<u>4/13/21</u> \$ <u>25.00</u>
	<u>SL</u>

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## Legal Description

PIN: 10-16-204-033-1035

9242 Gross Point Road, #311, Skokie, IL 60077

### PARCEL 1:

UNIT B-311 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 THENCE NORTH ON THE EAST LINE OF SAID SECTION 9.91 CHAINS TO CENTER OF GROSS POINT ROAD; THENCE SOUTH 43.5 DEGREES WEST ON CENTER OF SAID ROAD 3.74 CHAINS TO A POINT BEING A PLACE OF BEGINNING; THENCE NORTH 26 DEGREES WEST 25.77 CHAINS TO A POINT IN THE SOUTH LINE OF LAND OWNED BY PHILLIP WELLE, SAID POINT BEING 14.40 CHAINS WEST OF THE EAST LINE OF SAID SECTION 16; THENCE WEST ALONG THE SOUTH LINE OF SAID PHILLIP WELLE'S LAND TO THE EAST LINE OF THE WEST 7 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16 AFORESAID; THENCE SOUTH ALONG SAID LAST MENTIONED LINE 6.26 CHAINS; THENCE SOUTH 36 DEGREES EAST, 23.41 CHAINS TO CENTER OF ROAD; THENCE NORTHEASTERLY ALONG CENTER OF ROAD TO A POINT 4.06 CHAINS SOUTHWEST OF THE INTERSECTION OF THE CENTER LINE OF GROSS POINT ROAD AND EAST LINE OF SAID SECTION 16 AND MEASURED ALONG THE CENTER LINE OF SAID GROSS POINT ROAD; THENCE NORTH EAST 21.12 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF LYING WEST OF THE EAST LINE OF LAMON AVENUE EXTENDED NORTH, ALSO EXCEPT THAT PART LYING SOUTHEASTERLY OF A LINE DRAWN AT 90 DEGREES TO THE NORTHEASTERLY LINE OF SAID PROPERTY AT A POINT 279.20 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID PROPERTY, AND EXCEPT ALSO THAT PART LYING NORTHWESTERLY OF A LINE DRAWN FROM THE NORTHEASTERLY LINE OF SAID PROPERTY AT A POINT 554.20 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER THEREOF, SAID LINE FORMING AN INTERIOR ANGLE OF 82 DEGREES, 16 MINUTES, 46 SECONDS WITH SAID NORTHEASTERLY LINE) ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH ON THE EAST LINE OF SAID SECTION 9.91 CHAINS TO THE CENTER OF GROSS POINT ROAD; THENCE SOUTH 43.5 DEGREES WEST ON THE CENTER OF SAID ROAD 3.74 CHAINS; THENCE NORTH 26 DEGREES WEST, ALONG A LINE WHICH INTERSECTS THE SOUTH LINE OF THE LAND OWNED BY PHILLIP WELLE AT A POINT 14.40 CHAINS WEST OF THE EAST LINE OF SAID SECTION 16; FOR A DISTANCE OF 554.20 FEET; THENCE SOUTHWEST, ALONG A LINE WHICH FORMS WITH THE LAST DESCRIBED COURSE AN ANGLE OF 97 DEGREES, 43 MINUTES, 20 SECONDS FROM SOUTHEAST TO SOUTHWEST, FOR A DISTANCE OF 133.88 FEET; THENCE SOUTHEAST ALONG A LINE WHICH FORMS, WITH THE LAST DESCRIBED COURSE AN ANGLE OF 88 DEGREES 59 MINUTES 30 SECONDS FROM NORTHEAST TO SOUTHEAST, 55.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE 94.15 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN

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INTERIOR ANGLE FOR 45 DEGREES 00 MINUTES WITH THE LAST DESCRIBED COURSE. 7.07 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 135.00 FEET WITH THE LAST DESCRIBED COURSE, 18.15 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 282 DEGREES 28 MINUTES WITH THE LAST DESCRIBED COURSE. 53.51 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 93 DEGREES, 14 MINUTES, 20 SECONDS WITH THE LAST DESCRIBED COURSE, 44.04 FEET TO A LINE 45.00 FEET EASTERLY OF AND PARALLEL TO THE EAST LINE OF LAMON STREET EXTENDED NORTH; THENCE NORTHERLY ALONG SAID LINE 45.00 FEET EASTERLY 71.96 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 110 DEGREES 57 MINUTES WITH THE LAST DESCRIBED COURSE, 28.68 FEET; THENCE SOUTHEASTERLY AT 90 DEGREES TO THE LAST DESCRIBED COURSE 27.00 FEET; THENCE NORTHEASTERLY AT 90 DEGREES TO THE LAST DESCRIBED COURSE 14.71 FEET. TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 20, 1972 AND KNOWN AS TRUST NUMBER 77875. AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23286211 TO WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL, (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY) IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF GRANT OF EASEMENTS RECORDED AS DOCUMENT NUMBER 23284854 AS AMENDED BY DOCUMENT NUMBER 23286210 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 20, 1972 AND KNOWN AS TRUST NUMBER 77875 TO DOROTHY KIEN DATED AUGUST 15, 1975 AND RECORDED NOVEMBER 12, 1975 AS DOCUMENT 23290755 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS

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## STATEMENT BY GRANTOR AND 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 an 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: April 9, 2021

Signature: \_\_\_\_\_  
Larry I. Hyman, Trustee



Signature: Paula J. Hyman  
Paula J. Hyman, Trustee

Subscribed and sworn to before me by the said Larry I. Hyman and Paula J. Hyman this 9<sup>th</sup> day of April, 2021.

Notary Public Brian D Gryll

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 an 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: April 9, 2021



LPH Investments, LLC

By: \_\_\_\_\_  
Larry I Hyman, Manager

Subscribed and sworn to before me by the said Larry I. Hyman and Paula J. Hyman this 9<sup>th</sup> day of April, 2021.

Notary Public Brian D Gryll

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).