

UNOFFICIAL C

This instrument was prepared by: Cohen, Salk & Hoffman, P.C. 630 Dundee Road, Suite 120 Northbrook, IL 60062 Attn: Christyl Marsh

After recording return to: Huvard Law Firm, LLC 450 Drexel Avenue Glencoe, IL 60022 Attn: Bruce K. Huvard

Doc# 2131357034 Fee \$57.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/09/2021 02:18 PM PG: 1 OF 4

For Recorder's Office Use Only

QUIT CLAIM DEED

an Illinois

[]] 160 North Elizabeth Holdings, La C, an Illinois limited liability company, having an office at 145 S. Wells Street, Suite 700, Chicago, Illinois 60606 ("Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND OUT CLAIMS to 160 North Elizabeth Holdings, LLC, an Illinois limited liability company, having an office at 145 S. Wells Street, Suite 700, Chicago, Illinois 60606 ("Grantee"), all interest in the real estate situated in the County of Cook, in the State of Illinois (the "Real Estate") and legally de cribed as follows:

See Exhibit A attached

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversions, remainder and remainders, rent, issues and profits thereof, and all the estate, right, title interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above-described premises as above described, unto the Grantee and its successors and assigns forever. This property is not homestead property as to Grantor.

TO HAVE AND TO HOLD, the said premises with the appurtenances thereto pertaining unto said Grantee forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors and assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged.

2131357034 Page: 2 of 4

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of October 2021.

160 North Elizabeth Holdings, LLC, an Illinois limited liability company

By:

0,000000

Thomas A. Roszak, Authorized Signatory

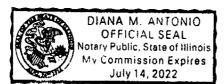
THIS TRANSACTION IS EXEMPT FROM THE PROVISIONS OF THE ILLINOIS REVENUE ACT, PURSUANT TO 35 ILCS 200/31-45(e), the Cook County Transfer Tax under Paragraph © and the Chicago Transfer Tax under Paragraph E.

Grantor or Grantor's Agent

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 Thomas A. Roszak, personally known by moto be an Authorized Signatory of 160 North Elizabeth Holdings, LLC, an Illinois limited liability company, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 st day of October, 2021.



Juana M. Cuto ne Notary Public

REAL	ESTATE	TRANSFER	TAX	03-Nov-2021
	90000x	A. Walley	COUNTY:	0.00
			ILLINOIS:	0.00
1			TOTAL:	^0.00
	08 335	022-00 00	120211001614620	L 0-325-848-208

REAL ESTATE TRANS	03-Nov-2021	
17% X	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-08-325-022-0000	20211001614620	1-994-525-840
* Total does not include	any applicable pena	Ity or interest due.

2131357034 Page: 3 of 4

UNOFFICIAL COPY

Exhibit A

Legal Description

<u>PARCEL 1</u>: (Intentionally Omitted)

PARCEL 2:

LOTS 3 THROUGH 8, INCLUSIVE, TOGETHER WITH THE ALLEY NORTH OF AND ADJOINING SAID LOTS 4, 5, 6, 7, AND 8, IN THE ASSESSOR'S DIVISION OF LOTS 15 AND 16, IN BLOCK 1 IN SAWYER'S ADDITION TO CHICAGO, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE TH'RD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF TAKEN FOR THE WIDENING OF WEST RANDOLPH STREET), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 14 AND THAT PART OF LOT 13 LYING EAST OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF WEST RANDOLPH STREET AS WIDENED, 41.13 FEET EAST O? THE WEST LINE OF SAID LOT 13; THENCE NORTH ON THE CENTER LINE OF A BRICK WALL, 101 FEET TO A POINT ON THE NORTH FACE OF A BRICK WALL, SAID POINT BEING 41.40 FEET EAST OF THE WEST LINE OF LOT 13 AFORESAID; THENCE CONTINUING NORTH TO A POINT ON THE NORTH LINE OF LOT 13 AFORESAID 41.52 FEET EAST OF THE NORTHWEST CORNER THEREOF, ALL IN BLOCK I IN SAWYER'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THAT PART OF LOTS 13 AND 14 TAKEN FOR WIDENING OF WEST RANDOLPH STREET), IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOT 13 (EXCEPT THAT PART THEREOF TAKEN FOR WIDENING WEST RANDOLPH STREET) LYING WEST OF A LINE DESCRIBED AS ICL LOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF WEST FANDOLPH STREET AS WIDENED, 41.13 FEET EAST OF THE WEST LINE OF SAID LOT 13; THENCE NORTH ON THE CENTER LINE OF A BRICK WALL 101 FEET TO A POINT ON THE NORTH FACE OF A BRICK WALL, SAID POINT BEING 41.40 FEET EAST OF THE WEST LINE OF LOT 15 AFORESAID; THENCE CONTINUING NORTH TO A POINT ON THE NORTH LINE OF LOT 15 AFORESAID, 41.52 FEET EAST OF THE NORTHWEST CORNER THEREOF, ALL IN BLOCK 1 IN SAWYER'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF LOTS 15 AND 16 IN BLOCK 1 IN SAWYER'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 17-08-325-022-0000 (Affects Part of Parcel 2) 17-08-325-023-0000 (Affects Part of Parcel 2)

17-08-325-024-0000 (Affects Parcel 3) 17-08-325-025-0000 (Affects Parcel 4)

17-08-325-018-0000 (Affects Lot 1-Parcel 5) 17-08-325-019-0000 (Affects Lot 2-Parcel 5)

Address: 1300-08 W. Randolph Street and 160-162 North Elizabeth Street, Chicago, Illinois

2131357034 Page: 4 of 4

UNOFFICIAL COPY

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 <u>GRANTOR</u> or her/his agent, affirms that, to the best of her/his knowledge, the name of the <u>GRANTEE</u> 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: 10 29 20 21	SIGNATURE: In Draft				
GRANTOR NOTARY SECTION: The below section is to be completed by the	GRANTOR or AGENT OF NOTARY who witnesses the GRANTOR signature.				
Subscribed and sworn to before me, Name of Notary Public:					
By the said (Name of Grantor):	AFFIX NOTARY STAMP BELOW				
On this date of: NOTARY SIGNATURE: White the state of t	RANDY DEGRAFF OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires Jun 02, 2024				
GRANTEE SECTION					
The GRANTEE or her/his agent affirms and verifies that the name					
of beneficial interest (ABI) in a land trust is either a natural person					
authorized to do business or acquire and hold title to real estate in					
acquire and hold title to real estate in Illinois or other entity recognized as a reison and authorized to do business or					
acquire and hold title to real estate under the laws of the State of III DATED: b 20 20	SIGNATURE: Am Deell				
	GRANTÉÉ OF AGENT				
GRANTEE NOTARY SECTION: The below section is to be completed by the	NOTARY who witnesses the CRANTEE signature.				
· · · · · · · · · · Subscribed and sworn to before me, Name of Notary Public: · · · · · · · · · · · · · · · · · · ·					
By the said (Name of Grantee):	AFFIX NOTARY STAMP BELOW				
On this date of: 10 29, 20 21 NOTARY SIGNATURE: 29 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	RANDY DEGRAFE OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires Jun 02, 2024				
. A second and the se	THY COMMINSSION CAPILES BUT UZ, 2024				

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 <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art, 31)

rev. on 10.17.2016