

212
UNOFFICIAL COPY

PREPARED BY:

Michael G. Yip
Liston & Tsantilis, P.C.
33 N. LaSalle, Suite 2800
Chicago, Illinois 60602



Doc# 2133710026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/03/2021 12:02 PM PG: 1 OF 5

WHEN RECORDED RETURN TO:

Michael G. Yip
Liston & Tsantilis, P.C.
33 N. LaSalle, Suite 2800
Chicago, Illinois 60602

MAIL TAX STATEMENTS TO:

Kayrn Liss
3855 Sunset Lane
Northbrook, Illinois 60062

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT JLDC Investments ^{Limited Partnership} an Illinois limited partnership, with an address of 4400 S. Packers Avenue, Chicago, Illinois 60609 ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS AND QUIT CLAIMS to **Bruce Saltzberg, Terry Saltzberg and Karyn Liss**, as tenants in common ("Grantee"), the following described real property located in the County of Cook, State of Illinois and described on **Exhibit A** attached hereto, and hereby releasing and waiving all of its rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: (i) general real estate taxes not yet due and payable as of the year 2021; (ii) all easements, air rights and covenants, conditions and restrictions of record; (iii) applicable zoning and building laws and ordinances; and (iv) leases, licenses and encroachments affecting the property.

PERMANENT INDEX NUMBER: 12-19-400-058-0000

COMMON ADDRESS: 11600 King Street, Franklin Park, Illinois 60131



Exempt from review under Franklin Park document requirements pursuant to Paragraph A (1) of Section 7-10B-4 of the Franklin Park Village Ordinance

[Signature Page Follows]

UNOFFICIAL COPY

EXHIBIT A

PARCEL A:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID SOUTH EAST 1/4 WHICH IS 1,122.93 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST, IN A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE, FOR A DISTANCE OF 2,269.41 FEET TO A POINT IN THE EAST LINE OF POWELL AVENUE, SAID EAST LINE BEING 2,269.41 FEET WEST OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4; SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST IN SAID RIGHT ANGLE LINE, 342.0 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 47 SECONDS EAST IN A LINE PARALLEL TO THE EAST LINE OF SAID POWELL AVENUE, 302.0 FEET TO A POINT IN THE NORTHERLY LINE OF KING STREET; THENCE SOUTH 89 DEGREES 09 MINUTES WEST IN SAID NORTHERLY LINE, 342.04 FEET TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF SAID POWELL AVENUE, THENCE NORTH 0 DEGREES 00 MINUTES 47 SECONDS WEST IN SAID EAST LINE, 307.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID SOUTH EAST 1/4 WHICH IS 1,122.93 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST, IN A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE, FOR A DISTANCE OF 2,269.41 FEET TO A POINT IN THE EAST LINE OF POWELL AVENUE SAID EAST LINE BEING 2,269.41 FEET WEST OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THENCE NORTH 0 DEGREES 00 MINUTES 47 SECONDS WEST IN THE EAST LINE OF SAID POWELL AVENUE, 125.0 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST, 322.0 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 47 SECONDS WEST 30.0 FEET; THENCE NORTH 9 DEGREES 26 MINUTES 57 SECONDS EAST, 121.66 FEET TO A POINT IN A LINE 342.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID POWELL AVENUE, SAID POINT BEING 275.0 FEET NORTH OF THE POINT OF INTERSECTION OF SAID PARALLEL LINE WITH SAID RIGHT ANGLE LINE, THENCE SOUTH 0 DEGREES 00 MINUTES 47 SECONDS EAST IN SAID PARALLEL LINE, 275.0 FEET TO SAID POINT OF INTERSECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST IN SAID RIGHT ANGLE LINE 342.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 12-19-400-058-0000

COMMON ADDRESS: 11600 King Street, Franklin Park, Illinois 60131

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 **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 and hold title to real estate under the laws of the State of Illinois.

DATED: 11 | 15 | 20 21

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:

Stephanie N. Martinez

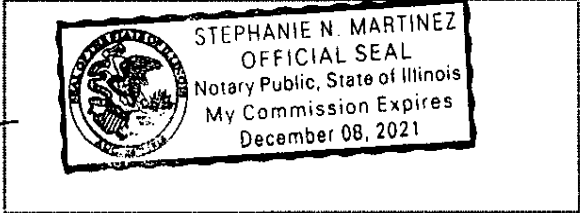
By the said (Name of Grantor): KAHN JSLDC INVESTMENTS Limited Partnership

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 15 | 20 21

NOTARY SIGNATURE:

[Signature]



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

DATED: 11 | 15 | 20 21

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:

Stephanie N. Martinez

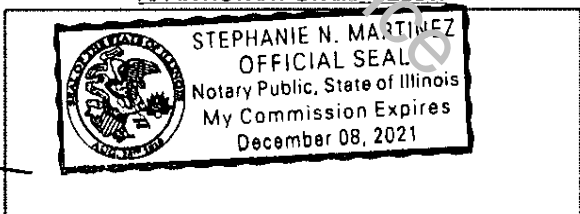
By the said (Name of Grantee): KARIN LISS

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 15 | 20 21

NOTARY SIGNATURE:

[Signature]



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

UNOFFICIAL COPY



12-19-400-058-0000

20211201659575

0-635-560-592

| | |
|-----------|------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387