

# UNOFFICIAL COPY



## QUIT CLAIM DEED

Doc# 2215147044 Fee \$86.00

This instrument was prepared by

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

Lyman Law Firm, LLC  
Attn: Steve M. Varhola  
227 West Monroe St., Suite 2650  
Chicago, Illinois 60606

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/31/2022 02:12 PM PG: 1 OF 4

THE GRANTOR, **LAKESIDE SPE, LLC 6800 STANLEY**, an Illinois limited liability company with the address of 141 W. Jackson Blvd., Chicago, Illinois 60604, for and in the consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid, CONVEYS AND QUIT CLAIMS to GRANTEE, **AMERICA REAL PROPERTY INVESTMENTS LLC**, an Illinois limited liability company, with the address of 5310 S. Archer Ave., Chicago, IL 60632, all interest in the following described Real Estate situated in the City of Franklin Park, County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number 12-22-400-005-0000, 12-22-400-006-0000, 12-22-400-008-0000, 12-22-400-009-0000, 12-22-400-010-0000, and 12-22-400-011-0000

Address of Real Estate: 3560 N. River Road, Franklin Park, Illinois 60131

DATED this 20<sup>TH</sup> day of May 2022



This stamp processed pursuant to Section 7-10B-4 of the Franklin Park Village Code governing review of documents.

*Robert Matijevich*

Robert Matijevich, as Vice President of Lakeside Bank, the sole Member of Lakeside SPE, LLC 6800 Stanley

REAL ESTATE TRANSFER TAX		20-05-2022
COUNTY:	ILLINOIS	162.50
TOTAL:		48.00
12-22-400-005-0000		20220501617111 040610508

Mail To  
Freedom Title Corporation  
2000 W ATT Center Dr., Ste C205  
Hoffman Estates, IL 60192

FR6719989

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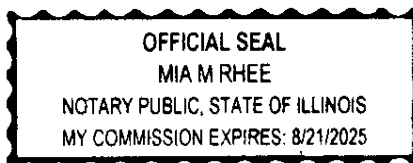
STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Robert Matijevich 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 he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20<sup>th</sup> day of May, 2022.

Commission expires on 8/21/2025, ~~2022~~

  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

LOTS 1, 2, 3, 4 AND 5 AND THE NORTH 57 FEET OF LOT 7 IN BLOCK 1 IN VOLK BROTHERS RIVER DRIVE ADDITION TO FRANKLIN PARK, IN ROBINSON'S RESERVE AND FRACTIONAL SECTION 22, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART CONVEYED BY WARRANTY DEED RECORDED APRIL 8, 2019 AS DOCUMENT NO. 1909846112 TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION:

THAT PART OF LOT 5 IN BLOCK 1 IN VOLKS BROTHERS RIVER DRIVE ADDITION TO FRANKLIN PARK, IN FRACTIONAL SECTION 22, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1925 AS DOCUMENT 260433, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE SOUTH LINE OF SAID LOT 5; NORTH 88 DEGREES 08 MINUTES 40 SECONDS EAST, 125.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 36 DEGREES 11 MINUTES 13 SECONDS EAST, 42.71 FEET TO THE EASTERLY LINE OF SAID LOT 5; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LOT 5 THE FOLLOWING THREE (3) COURSES; SOUTH 14 DEGREES 55 MINUTES 24 SECONDS EAST, 9.36 FEET; THENCE 35.98 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 36 DEGREES 36 MINUTES 38 SECONDS WEST, 31.32 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 40 SECONDS WEST, 8.95 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PINs: 12-22-400-005-0000, 12-22-400-006-0000, 12-22-400-008-0000, 12-22-400-009-0000, 12-22-400-010-0000, and 12-22-400-011-0000

COMMONLY KNOWN AS: 3560 North River Road, Franklin Park, Illinois 60131-2156

# 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: 5 | 26 | 2022

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:

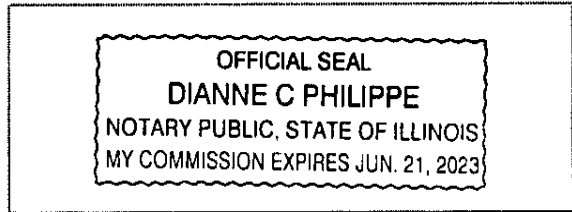
Dianne C. Philippe

By the said (Name of Grantor): Elyse H Spencer

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 26 | 2022

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: 5 | 26 | 2022

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:

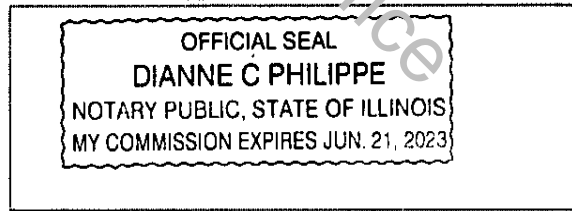
Dianne C. Philippe

By the said (Name of Grantee): Elyse H Spencer

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 26 | 2022

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)**)