

QUITCLAIM DEED

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This Instrument Was Prepared  
By And Should Be Returned To:

Andrew Elliot Porter  
Porter Law Office  
853 North Elston Avenue  
Chicago, Illinois 60614

Doc#: 2217528249 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/24/2022 12:41 PM Pg: 1 of 4

Dec ID 20220601645899  
ST/CO Stamp 1-458-767-952  
City Stamp 1-729-169-488

Bowgan Square LLC, an Illinois limited liability company, as to an undivided 37.44% interest, HA South Racine LLC, an Illinois limited liability company, as to an undivided 23.82% interest, and High Alpine Capital LLC, an Illinois limited liability company, as to an undivided 38.74% interest, for and in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY AND QUITCLAIM to 328 South Racine LLC, an Illinois limited liability company, that certain real property legally described as follows, as of this 25th day of April, 2022, together with all buildings, structures, and improvements thereon, and together with all and singular rights, easements, hereditaments, and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, to HAVE and TO HOLD forever:

LOTS 1 AND 2 IN THE SUBDIVISION BY THE SUPERIOR COURT COMMISSIONERS OF THE SOUTH HALF OF BLOCK 23 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 324 South Racine Avenue, Chicago, IL 60607  
Permanent Real Estate Index No. 17-17-117-025-0000

Bowgan Square LLC

HA South Racine LLC


By: High Alpine Holdings, LLC  
Its: Manager

By: High Alpine Holdings, LLC  
Its: Manager

  
By: Michael E. Hagenson  
Its: Co-Manager


  
By: Michael E. Hagenson  
Its: Co-Manager

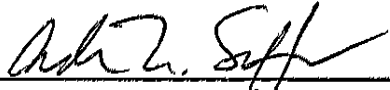
  
By: Adam N. Saffro  
Its: Co-Manager

  
By: Adam N. Saffro  
Its: Co-Manager

# UNOFFICIAL COPY

High Alpine Capital LLC

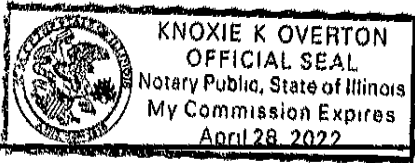
  
By: Michael E. Hagenson  
Its: Co-Manager

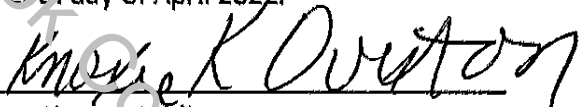
  
By: Adam N. Saffro  
Its: Co-Manager

STATE OF ILLINOIS )  
                                  ) ss.:  
COUNTY OF COOK )

I, Knoxie K. Overton, a Notary Public in and for the said county and state, do hereby certify that Michael E. Hagenson and Adam N. Saffro, personally known to me to be the same persons whose names are subscribed to this instrument, each appeared before me this day in person and acknowledged that he signed and delivered this instrument in his respective capacity as co-manager of High Alpine Holdings, LLC and High Alpine Capital LLC as his free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal, this 25th day of April 2022.



  
Notary Public

This Instrument Was Prepared By:

ANDREW ELIOT PORTER  
PORTER LAW OFFICE  
853 NORTH ELSTON AVENUE  
CHICAGO, ILLINOIS 60642

Send Tax Bills To:

328 SOUTH RACINE LLC  
2858 WEST DIVERSEY AVENUE, 2ND FLOOR  
CHICAGO, IL 60647

After Recording, Please Mail To:

MICHAEL E. HAGENSON  
NEW ERA CHICAGO LLC  
2858 WEST DIVERSEY AVENUE, 2ND FLOOR  
CHICAGO, ILLINOIS 60647

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The grantee, 328 South Racine LLC, affirms and verifies that it is an Illinois limited liability company, authorized to do business and acquire title to real estate in Illinois.

Dated: April 25, 2022

328 South Racine LLC

Exempt under the provisions of Paragraph e

B. George Oleksiuk- Attorney

4-29-22

Date

By: High Alpine Manager, LLC  
Its: Manager

By: Michael E. Hagenson

Its: Co-Manager

By: Adam N. Saffro

Its: Co-Manager

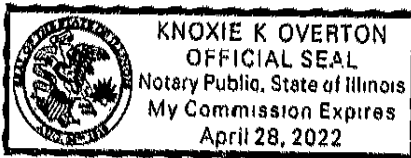
STATE OF ILLINOIS )

) ss.:

COUNTY OF COOK )

I, Knoxie K. Overton, a Notary Public in and for the said county and state, do hereby certify that Michael E. Hagenson and Adam N. Saffro, personally known to me to be the same persons whose names are subscribed to this instrument, each appeared before me this day in person and acknowledged that he executed this instrument in his respective capacity as co-manager of High Alpine Manager, LLC as his free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal, this 25th day of April 2022.



Notary Public

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her 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 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 6/2/2022

Linda Harber  
Signature of Grantor or Agent

Subscribed and sworn to before me this

2nd day of June, 2022  
Day Month Year



Vicki Voigt  
Notary Public

The grantee or the grantee's 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 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 6/2/2022

Linda Harber  
Signature of Grantee or Agent

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

Subscribed and sworn to before me this

2nd day of June, 2022  
Day Month Year



Vicki Voigt  
Notary Public