

UNOFFICIAL COPY

Doc#: 2229801084 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/25/2022 11:02 AM Pg: 1 of 3

Dec ID 20221001673065
ST/CO Stamp 1-815-753-040
City Stamp 1-074-123-088

Commitment Number: 301996

This instrument prepared by: Carlos Del Rio, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

After Recording, Send To & Mail Tax Statements To: **AGC 2 ILLINOIS LLC, A DELAWARE LIMITED LIABILITY COMPANY: 3520 LAKE AVENUE, SUITE 202, WILMETTE, IL 60091**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

16-07-115-044-1012

QUITCLAIM DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

AGC ILLINOIS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, hereinafter grantor, of **Cook County, Illinois**, for \$ _____ (_____) in consideration paid, grants and quitclaims to **AGC 2 ILLINOIS LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter grantee, whose tax mailing address is **3520 LAKE AVENUE, SUITE 202, WILMETTE, IL 60091**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

PARCEL 1: UNIT NO. 3607-G, IN LE MOYNE SQUARE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 AND 2 IN BLOCK 9 IN BEEBE'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER (EXCEPT 5 ACRES IN THE NORTHEAST CORNER) OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 09, 2006 AS DOCUMENT NO. 0622134002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-14, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.

Property Address is: 3607 W. LE MOYNE ST., UNIT G, CHICAGO, IL 60651

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Prior instrument reference: _____

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on September 28, 2022:

AGC ILLINOIS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

By: _____

Name: James Athanasopoulos

Its: manager

STATE OF Illinois
COUNTY OF COOK

The foregoing instrument was acknowledged before me on September 28, 2022 by James Athanasopoulos its manager on behalf of **AGC ILLINOIS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Tammy Zach
Notary Public

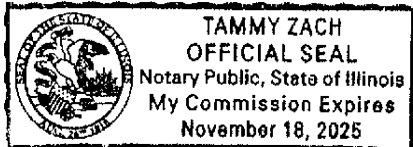
**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 9/28/2022

Buyer, Seller or Representative



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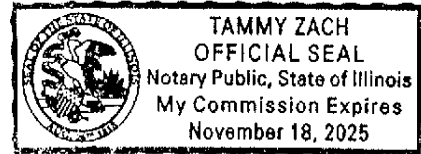
STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 title to real estate under the laws of the State of Illinois.

Dated September 28, 2022

Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said James Athanasopoulos
this 28th day of September,
2022.



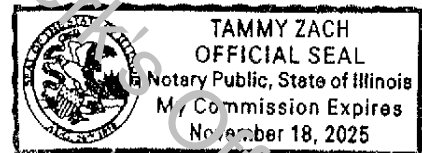
NOTARY PUBLIC Tammy Zach

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 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.

Date September 28, 2022

Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said James Athanasopoulos
This 28th day of September,
2022.



NOTARY PUBLIC Tammy Zach

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)