

UNOFFICIAL COPY

Doc#: 2232745217 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/23/2022 12:40 PM Pg: 1 of 4

This Instrument Prepared by:

Lina Aukstuolis
1142 W. Madison St., #402
Chicago, Illinois 60607

Dec ID 20221001667077
ST/CO Stamp 0-185-492-816
City Stamp 1-137-157-456

After Recording Return to:

Lina Aukstuolis
1142 W. Madison St., #402
Chicago, Illinois 60607

Property of Cook County Clerk's Office

22842020-IL-3

(For Recorder's Use Only)

QUITCLAIM DEED

4801 S. CALUMET LLC, an Illinois limited liability company, whose address is 1142 West Madison Street, Suite #402, Chicago, Illinois 60607 (the "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, CONVEYS and QUITCLAIMS to PERSEUS HOLDINGS III LLC, an Illinois limited liability company, whose address is 1142 West Madison Street, Suite #402, Chicago, Illinois 60607 (the "Grantee"), that certain real property being more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

This is not a Homestead Property.

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 31-45, OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).

4801 S. CALUMET LLC, an Illinois limited liability company
By: ICARUS INVESTMENT GROUP LLC, a Wyoming limited liability company

By: 
David Pezzola, Manager

[Signature page to follow]

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IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of the 23rd day of September 2022.

GRANTOR:
4801 S. CALUMET LLC,
an Illinois limited liability company

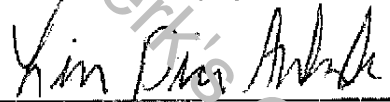
By: ICARUS INVESTMENT GROUP LLC
a Wyoming limited liability company

By: 
David Pezzola, Manager

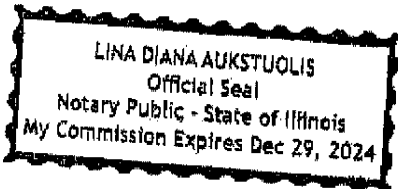
MAIL TAX BILLS TO:
Perseus Holdings III LLC
1142 W. Madison St., #402
Chicago, Illinois 60607

STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 23rd day of September 2022, by DAVID PEZZOLA, manager of Icarus Investment Group LLC, a Wyoming limited liability company and manager of 4801 S. Calumet LLC, an Illinois limited liability company, who appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said company, for the use and purposes therein set forth.


Notary Public
My commission expires: 12/29/2024

[NOTARY SEAL OR STAMP]



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EXHIBIT A

THE NORTH 57.84 FEET OF LOT 5 (EXCEPT THE WEST 2 FEET OF SAID LOT) IN KLINGER'S SUBDIVISION OF THE NORTH 4 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL NUMBER: 20-10-111-042-0000

COMMONLY KNOWN AS: 4801 South Calumet Avenue, Chicago, Illinois 60615

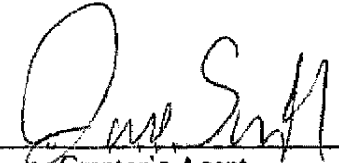
Property of Cook County Clerk's Office

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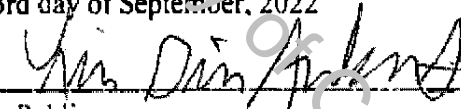
STATEMENT OF GRANTOR / GRANTEE

The grantor or grantor's agent affirms that, to the best of his/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 title to real estate under the laws of the State of Illinois.

Dated: September 23, 2022

Signature: 
Grantor or Grantor's Agent

Subscribed and sworn to before me by the said AGENT Jared Snyder this 23rd day of September, 2022


Notary Public

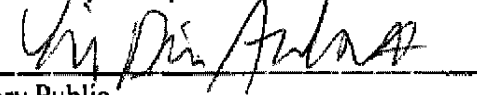


The grantee or grantee's agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: September 23, 2022

Signature: 
Grantee or Grantee's Agent

Subscribed and sworn to before me by the said AGENT Jared Snyder this 23rd day of September, 2022


Notary Public



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.