

# UNOFFICIAL COPY

Doc#: 2234328508 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/09/2022 03:53 PM Pg: 1 of 4

**This Instrument Prepared by:**

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

**After Recording Return to:**

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

Dec ID 20221201605821  
ST/CO Stamp 1-916-013-904  
City Stamp 2-129-130-832

(For Recorder's Use Only)

## QUITCLAIM DEED

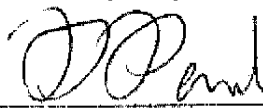
PERSEUS HOLDINGS II LLC, a Delaware limited liability company, whose address is 1142 West Madison Street, Suite #402, Chicago, Illinois 60607 (the "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of such consideration 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).**

PERSEUS HOLDINGS II LLC, a Delaware limited liability company

By: \_\_\_\_\_



David Pezzola, President

[Signature page to follow]

22B42020-IL 6

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

**GRANTOR:**  
PERSEUS HOLDINGS II LLC,  
a Delaware limited liability company

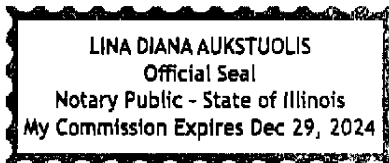
By:   
David Pezzola, President

**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, President of Perseus Holdings II LLC, a Delaware 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 uses and purposes therein set forth.

  
Notary Public  
My commission expires:



[NOTARY SEAL OR STAMP]

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## EXHIBIT A

### PARCEL 1:

LOT 12 IN DIVISION 3 OF THE SOUTH SHORE SUBDIVISION OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE EAST 40 FEET OF LOT 13 IN DIVISION 3 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE RESUBDIVISION OF LOTS 1, 2, 4, 64, 126, 127 AND 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30 AFORESAID IN COOK COUNTY, ILLINOIS

PARCEL NUMBERS: 21-30-106-020-0000 and 21-30-106-003-0000  
COMMONLY KNOW AS: 7200 South Coles Avenue, Chicago, Illinois 60649

### PARCEL 2:

LOT 84 (EXCEPT THE WESTERLY 50 FEET THEREOF) IN DIVISION NUMBER 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL NUMBERS: 21-30-412-022-0000 and 21-30-412-023-0000  
COMMONLY KNOWN AS: 7700 South South Shore Drive, Chicago, Illinois 60649

### PARCEL 3:

LOTS 20, 21, 22 AND 23 IN BLOCK 69 OF THAT CERTAIN SUBDIVISION MADE BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF PARTS OF FRACTIONAL SECTION 5 AND FRACTIONAL SECTION 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

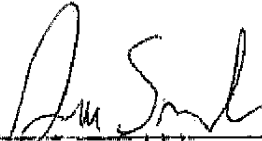
PARCEL NUMBER: 26-06-404-032-0000  
COMMONLY KNOWN AS: 9138-40 South Baltimore Avenue, Chicago, Illinois 60617

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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.