

# UNOFFICIAL COPY



Doc# 2300922005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/09/2023 09:16 AM PG: 1 OF 6

**This Deed Prepared By:**

Mike Austin  
Jones Day  
110 North Wacker Drive  
Suite 4800  
Chicago, Illinois 60606

**After Recording Return To:**

Sheridan Properties, LLC  
2610 Sheridan Road  
Zion, IL 60099

**Send Subsequent Tax Bills To:**

Sheridan Properties, LLC  
2610 Sheridan Road  
Zion, IL 60099

## QUITCLAIM DEED

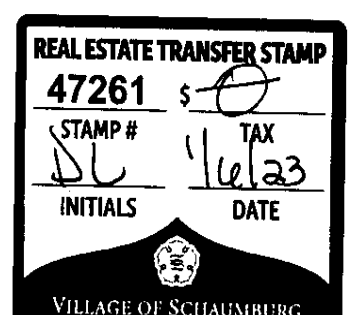
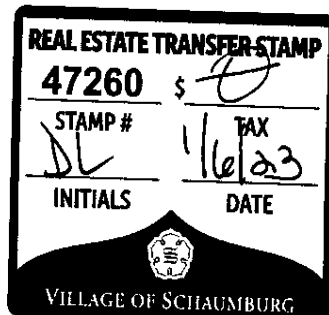
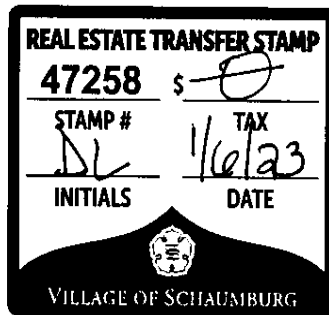
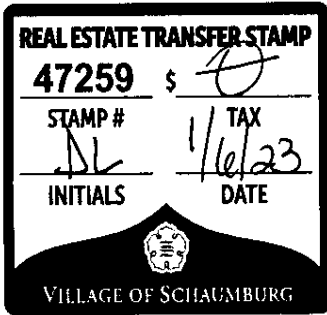
Basswood Enterprises, LLC, an Illinois limited liability company, having an address of 2610 Sheridan Road, Zion, Illinois 60099, (the "Grantor").

IN CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does hereby RELEASE AND CONVEY, to Sheridan Properties, LLC, an Illinois limited liability company ("Grantee"), having an address of 2610 Sheridan Road, Zion, Illinois 60099.

Each of those certain lands and improvements situated in the County of Cook, in the State of Illinois, as more particularly described on Exhibit A attached hereto, together with the hereditaments and appurtenances pertaining to such properties, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor in and to such properties.

Dated this 15th day of December, 2022.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]



# UNOFFICIAL COPY

Witness the execution hereof, under seal, as of the \_\_\_\_ day of December, 2022.

GRANTOR:

Basswood Enterprises, LLC,  
an Illinois limited liability company

By: COH HoldCo Inc., its sole member

By: 

Name: Cristin O'Callahan

Title: Secretary

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

ss.

On December \_\_, 2022 before me, \_\_\_\_\_, Notary Public, personally appeared Cristin O'Callahan, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

In witness hereof I hereunto set my hand and official seal.

*See attached form*

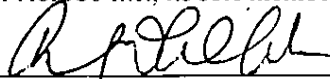
\_\_\_\_\_  
(Notary Seal) Signature of Notary Public  
Notary Public  
My Commission expires: \_\_\_\_\_

*This deed is exempt from the Illinois transfer tax under 35 ILCS 200/31-45 as a deed where the actual consideration is less than \$100.*

GRANTOR:

Basswood Enterprises, LLC,  
an Illinois limited liability company

By: COH HoldCo Inc., its sole member

By: 

Name: Cristin O'Callahan

Title: Secretary

Date: December \_\_, 2022

# UNOFFICIAL COPY

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On December 15, 2022 before me, Victoria Taylor McKinley, Notary Public  
(Here insert name and title of the officer)

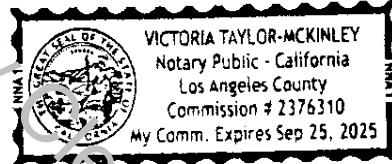
personally appeared Cristin Jane O'Callahan,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Victoria Taylor McKinley  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

# UNOFFICIAL COPY

## EXHIBIT A

LOT 50 IN WOODFIELD BUSINESS CENTER UNIT 18, BEING A RESUBDIVISION OF PART OF LOT 3 IN WOODFIELD BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 07-11-303-015-0000 and 07-11-303-018-0000

Property Address: 500 East Remington Road, Schaumburg, Illinois 60173

**and**

LOT 12 IN WOODFIELD BUSINESS CENTER UNIT NO. 5, BEING A RESUBDIVISION OF PART OF LOT 1 IN WOODFIELD BUSINESS CENTER, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN ACCORDANCE WITH THE PLAT OF RESUBDIVISION THEREOF, RECORDED IN THE OFFICE OF RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 25419008.

Permanent Index Number: 07-11-300-011-0000

Property Address: 550 State Parkway, Schaumburg, Illinois 60173

# 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: \_\_\_\_\_, 20

SIGNATURE: *[Signature]*  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

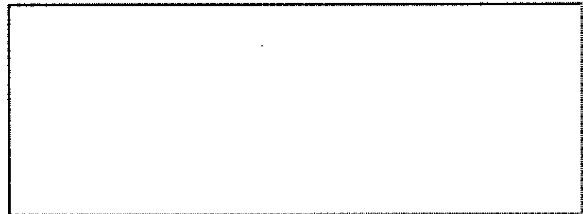
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Passwood Enterprises, LLC

On this date of: \_\_\_\_\_, 20

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW



### 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: \_\_\_\_\_, 20

SIGNATURE: *[Signature]*  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

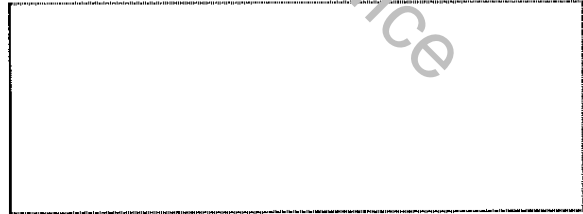
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Sheridan Properties, LLC

On this date of: \_\_\_\_\_, 20

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW



### 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)**)

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## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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State of California }

County of Los Angeles }

On December 15, 2012 before me, Victoria Taylor Mckenley, Notary Public  
(Here insert name and title of the officer)

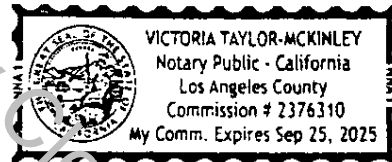
personally appeared Cristin Jane O'Callahan,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Victoria Taylor Mckenley  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

#### CAPACITY CLAIMED BY THE SIGNER

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- Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
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