

# UNOFFICIAL COPY



\*2307422010\*

Doc# 2307422010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/15/2023 10:22 AM PG: 1 OF 5

Rec 1st

When Recorded Return To:  
Indecom Global Services  
1427 Energy Park Drive  
St. Paul, MN 55108  
82329624

File Number: 69190588

6806431

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
AMROCK LLC  
662 Woodward Ave.  
Detroit, MI 48226

Mail Tax Statements To: MICHAEL P. UETZ: 1525 N Clybourn Ave, Unit B, Chicago, IL  
60610-2483

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
17-04-101-078-0000

## QUITCLAIM DEED

MICHAEL P. UETZ, a single man, whose mailing address is 1525 N Clybourn Ave, Unit B, Chicago, IL 60610-2483, and NICHOLAS J. RAVE, a single man, whose mailing address is 691 Juniper Lane, Lake in the Hills, IL 60156, hereinafter grantors, for \$255,000.00 (Two Hundred Fifty Five Thousand Dollars and Zero Cents) in consideration paid, grant, convey, assign and quitclaim to MICHAEL P. UETZ, a single man, hereinafter grantee, whose tax mailing address is 1525 N Clybourn Ave, Unit B, Chicago, IL 60610-2483, with quitclaim covenants, all right, title, interest and claim to the following land in the following leasehold property:

Tax Id Number(s): 17-04-101-078-0000



RPA

3465106882QC1010107

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Land situated in the City of Chicago in the County of Cook in the State of IL

**PARCEL 1:**

LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1(H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY) CREATED BY INSTRUMENT (REFERRED TO HEREIN AS THE SUBLEASE), A MEMORANDUM OF WHICH WAS RECORDED JULY 7, 1998 AS DOCUMENT 98582979, WHICH DEMISES THE LAND BUT NOT THE IMPROVEMENT LOCATED THEREON FOR A TERM OF YEARS AS STATED THEREIN; BEING A SUBLEASE OF PART OF THAT LEASEHOLD ESTATE CREATED BY INSTRUMENT DATED FEBRUARY 1, 1995 (REFERRED TO HEREIN AS THE GROUND LEASE) A MEMORANDUM OF WHICH WAS RECORDED APRIL 27, 1985 AS DOCUMENT NUMBER 95,278,768, WHICH DEMISES THE LAND OTHER LAND FOR A TERM OF YEARS BEGINNING APRIL 7, 1995 AND ENDING NOVEMBER 30, 2093.

SUBPARCEL A: LOT 2 IN BLOCK 3 OF ORCHARD PARK SUBDIVISION, BEING A SUBDIVISION IN THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 98901233, IN COOK COUNTY, ILLINOIS.

SUBPARCEL B: EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983509 OVER, UPON AND ACROSS THE COMMON AREA (AS DEFINED AND DESCRIBED THEREIN).

SUBPARCEL C: EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCELS A AND 2 AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (EASEMENT AGREEMENT) RECORDED SEPTEMBER 6, 1996 AS DOCUMENT NO. 96683222 OVER, UPON AND ACROSS PRIVATE STREET.

**PARCEL 2:**

IMPROVEMENT (BUT THE COMMON AREA IMPROVEMENTS) AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983509



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## LOCATED ON THE LAND.

Commonly known as: 1525 N Clybourn Ave, Unit B, Chicago, IL 60610-2483


Prior instrument reference: 1106319020


Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

REAL ESTATE TRANSFER TAX		15-Mar-2023
	CHICAGO:	1,912.50
	CTA:	765.00
	<b>TOTAL:</b>	<b>2,677.50 *</b>
17-04-101-078-0000   20230201656365   0-434-950-352		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		15-Mar-2023
	COUNTY:	127.50
	ILLINOIS:	255.00
	<b>TOTAL:</b>	<b>382.50</b>
17-04-101-078-0000   20230201656365   1-936-314-576		

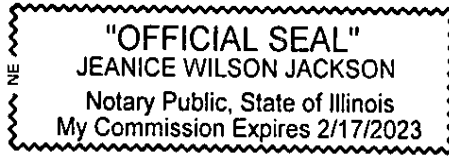


RPA 3465106882QC101010307

# UNOFFICIAL COPY

Executed by the undersigned on February 3, 2021:

*Michael P. Uetz*  
MICHAEL P. UETZ



STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on February 3, 2021 by **MICHAEL P. UETZ** who is personally known to me or has produced IL DRIVER'S LICOR 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.

*Jeanice Wilson Jackson*  
Notary Public

PROPERTY OF COOK COUNTY CLERK'S OFFICE



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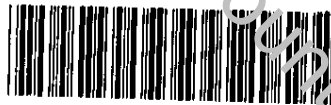
Executed by the undersigned on 11/22, 2021:

Nicholas J. Rave  
NICHOLAS J. RAVE

STATE OF ILLINOIS  
COUNTY OF McHenry

The foregoing instrument was acknowledged before me on 01/22, 2021 by **NICHOLAS J. RAVE** who is personally known to me or has produced Driver's Lic. 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.

Ashraf Pradhan  
ASHRAF PRADHAN  
Official Seal Notary Public  
Notary Public - State of Illinois  
My Commission Expires Jan 30, 2022



+U08211760+

1632 11/14/2022 82329624/



RPA 3465106882QC101010507

McHenry County Clerk's Office