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This document prepared by
and after recording return to:

Chad M. Poznansky, Esq.
Clark Hill PLC
130 E. Randolph Street, Suite 3900
Chicago, IL 60601

Doc# 2311534005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/25/2023 11:36 AM PG: 1 OF 3

QUIT CLAIM DEED Statutory (ILLINOIS)

THE GRANTOR, SOUTHPORT PROPERTIES, LLC, a Delaware limited liability company, for and in consideration of *TEN and No/100 Dollars* (\$10.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS and QUIT CLAIMS to GRANTEE, SOUTHPORT AVENUE PROPERTIES, LLC SERIES (174) – 2715-17 N. WAYNE, CHICAGO, ILLINOIS**, an Illinois designated series of a Delaware limited liability company, its interests in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

LOTS 23 AND 24 IN BLOCK 6 IN THE SUBDIVISION OF BLOCKS 5 AND 6 AND THE WEST ½ OF BLOCK 7 IN THE SUBDIVISION OF BLOCK 44 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2715-17 N. Wayne Ave., Chicago, Illinois 60614

PIN: 14-29-304-013-0000 and 14-29-304-014-0000

TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: general real estate taxes not yet due and payable; and covenants, conditions, and restrictions of record.

REAL ESTATE TRANSFER TAX

25-Apr-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-29-304-013-0000 | 20230301677327 | 2-055-888-080

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

25-Apr-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-29-304-013-0000


| 20230301677327 | 0-334-060-752

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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set their hand and seal as of the 27 day of March, 2023.

SOUTHPORT PROPERTIES, LLC,
a Delaware limited liability company

By: ICM Properties, Inc.
Its: Manager


By: 
Adam P. Winick, Vice President

State of Illinois)
County of COOK) ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Adam P. Winick, Vice President of ICM Properties, Inc., an Illinois corporation, the sole manager of Southport Properties, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes herein set forth.

Given under my hand and official seal this 13 day of March, 2023.




Notary Public

Commission expires: 7/23/25

Tax Bills Mailed To:
SOUTHPORT AVENUE PROPERTIES, LLC SERIES
(174) – 2715-17 N. WAYNE, CHICAGO, ILLINOIS
3080 N. Lincoln Ave.
Chicago, Illinois 60657

**THIS DEED IS EXEMPT UNDER TAXATION UNDER
35 ILCS 200/31-45 PARAGRAPH E COOK COUNTY
REAL PROPERTY TRANSFER TAX ORDINANCE
SECTION 74-106 PARAGRAPH E CHICAGO REAL
PROPERTY TRANSFER TAX SECTION 3-33-060**


Representative

DATE: 3/14/2023

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STATEMENT BY GRANTOR/GRANTEE

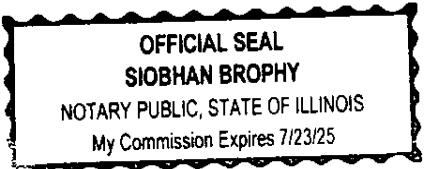
The **Grantor** or its agent affirms that, to the best of its knowledge, the name of the **Grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: March 27, 2023.

Signature: _____

Subscribed and sworn to before me this 13 day of March, 2023.

Notary Public



The **Grantee** or its agent affirms and verifies that the name of the **Grantor** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: March 27, 2023.

Signature: _____

Subscribed and sworn to before me this 13 day of March, 2023.

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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)