

# UNOFFICIAL COPY

Doc#: 2316633320 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/15/2023 03:30 PM Pg: 1 of 5

## QUIT CLAIM DEED

**PULASKI SOUTH, LLC**, an Illinois limited liability company and **5050 SOUTH PULASKI LLC**, an Illinois limited liability company (collectively, "Grantor"), for good and valuable consideration in hand paid, hereby CONVEYS and QUIT CLAIMS unto **ARCHER PULASKI III LLC**, an Illinois limited liability company, the following described real estate in the County of Cook, State of Illinois:

Dec ID 20230601642017  
ST/CO Stamp 0-128-776-912  
City Stamp 0-768-670-416

(Reserved for Recorders Use Only)

SEE EXHIBIT "A" ATTACHED HERETO

Grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Exempt under provisions of Paragraph E  
Section 4, Real Estate Transfer Tax Act.

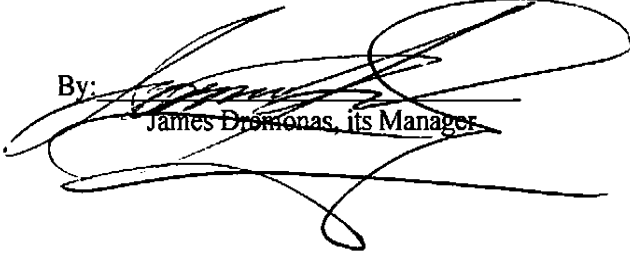
  
James Dremonac, Manager

Dated: May 2, 2023

# UNOFFICIAL COPY

In Witness Whereof, the Grantor aforesaid has hereunto set his hand and seal this 2nd day of May, 2023

**5050 SOUTH PULASKI LLC,**  
an Illinois limited liability company

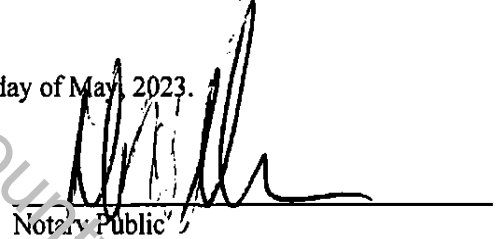
By:   
James Dremonas, its Manager

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Dremonas, Manager of 5050 South Pulaski LLC, an Illinois 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 therein set forth.

Given under my hand and official seal, this 2<sup>nd</sup> day of May, 2023.



  
Notary Public

Send subsequent tax bills to:

Archer Pulaski III LLC  
4333 S. Pulaski  
Chicago, Illinois 60632

After Recording, Mail to:

David H. Sachs  
HMB Legal Counsel  
500 W. Madison Street, Suite 3700  
Chicago, Illinois 60661

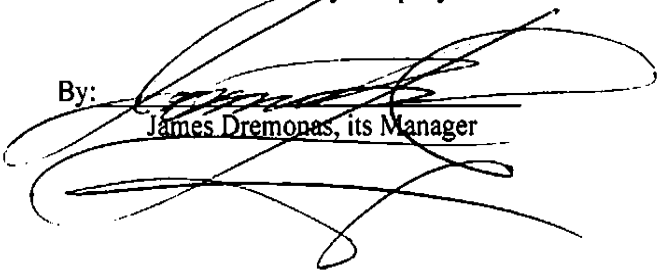
This Instrument was prepared by:

David H. Sachs  
HMB Legal Counsel  
500 W. Madison Street, Suite 3700  
Chicago, Illinois 60661

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In Witness Whereof, the Grantor aforesaid has hereunto set his hand and seal this 2nd day of May, 2023

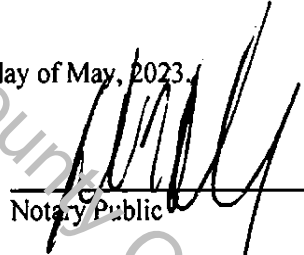
**PULASKI SOUTH, LLC,**  
an Illinois limited liability company

By:   
James Dremonas, its Manager

STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Dremonas, Manager of Pulaski South, LLC, an Illinois 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 therein set forth.

Given under my hand and official seal, this 2<sup>nd</sup> day of May, 2023.

  
\_\_\_\_\_  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 17-26, OF BLOCK 1, IN HINKAMP AND COMPANY'S ARCHER AND CRAWFORD AVENUES SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY ILLINOIS, TOGETHER WITH A TRIANGULAR TRACT OF UNPLATTED LAND LYING BETWEEN THE SOUTHEASTERLY LINE OF LOT 17, OF BLOCK 1, AND THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 51ST STREET WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PULASKI ROAD BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 51<sup>ST</sup> STREET WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PULASKI ROAD; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 51ST STREET S88°44'41"W 108.07' TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, AND THROUGH THE INTERIOR OF HINKAMP AND COMPANY'S ARCHER AND CRAWFORD AVENUES SUBDIVISION N01°39'23"W 275.16'; THENCE N88°47'31"E 108.01' TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PULASKI ROAD; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PULASKI ROAD S01°40'06"E 275.07' TO THE POINT OF BEGINNING.

Property Address: 5048 S. Pulaski Road, Chicago, Illinois 60632  
 5024 S. Pulaski Road, Chicago, Illinois 60632  
 5050 S. Pulaski Road, Chicago, Illinois 60632

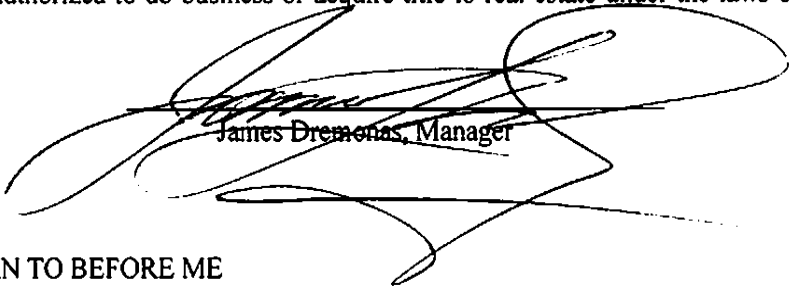
PINs: 19-10-236-030-0000; 19-10-236-031-0000 and 19-10-236-032-0000

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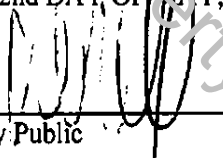
## STATEMENT BY GRANTOR AND GRANTEE

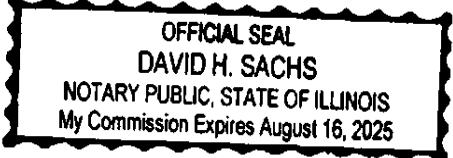
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Date: May 2, 2023

  
James Dremonas, Manager

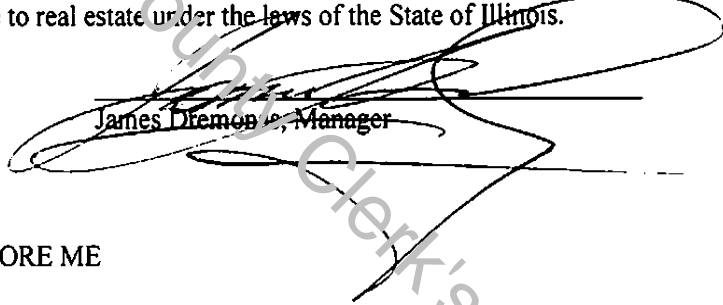
SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 2nd DAY OF MAY, 2023.

  
\_\_\_\_\_  
Notary Public

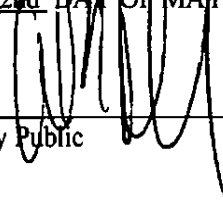


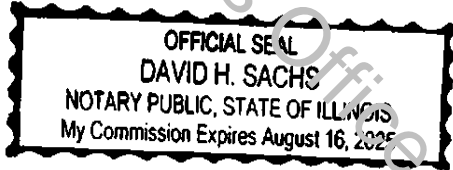
The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 title to real estate under the laws of the State of Illinois.

Date: May 2, 2023

  
James Dremonas, Manager

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 2nd DAY OF MAY, 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, is exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.}