

# UNOFFICIAL COPY

Doc#. 2317845089 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/27/2023 10:40 AM Pg: 1 of 4

Dec ID 20230601656230  
ST/CO Stamp 1-680-766-672  
City Stamp 0-473-790-160



PP 1/3  
2204 P1570NR

This instrument prepared by:

Segel Law Group Inc.  
1827 Walden Office Square  
Suite 450  
Schaumburg, IL 60173

After Recording Return To:  
Segel Law Group Inc.  
1827 Walden Office Square  
Suite 450  
Schaumburg, IL 60173

Mail Tax Statements To: **MIDWAY EXCHANGE TRS 1, LLC, P.O BOX 4090 Scottsdale, AZ 85261**

## PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

13-35-320-044-0000

13-35-320-045-0000

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## QUITCLAIM DEED

**Midway Exchange Borrower 9, LLC, a Delaware Limited Liability Company**, whose mailing address is **P.O BOX 4090 Scottsdale, AZ 85261**, hereinafter grantor, for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)** and other good and valuable consideration in hand paid, **CONVEYS AND QUITCLAIMS** to **MIDWAY EXCHANGE TRS 1, LLC, a Delaware Limited Liability Company**, hereinafter grantee, whose tax mailing address is **P.O BOX 4090 Scottsdale, AZ 85261**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

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**LOTS 10 AND 11 IN THE RESUBDIVISION OF LOTS "A" TO "L" INCLUSIVE, IN REED'S SUBDIVISION OF LOTS 19 TO 22 INCLUSIVE IN BLOCK 2, LOTS 1 THROUGH 4 IN BLOCK 7 IN THE SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST HALF OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION AND EXCEPT RAILROAD), IN COOK COUNTY, ILLINOIS.**

**Property Address is: 1710 N Monticello Ave., Chicago IL 60647**

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

Prior instrument reference: **Prior Instrument information will be filed in by County Clerk upon recording.**

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Executed by the undersigned on May 3rd, 2023:

**Midway Exchange Borrower 9, LLC, a Delaware Limited Liability Company**

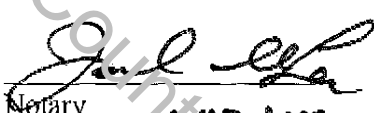
By: 

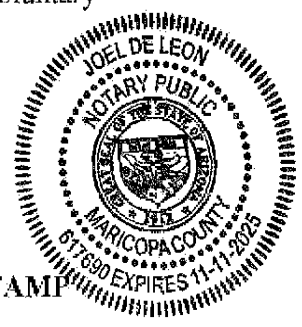
Name: Cassandra Swinney

Its: Authorized Signor

STATE OF Arizona  
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on May 3rd, 2023 by Cassandra Swinney its Authorized Signor on behalf of **Midway Exchange Borrower 9, LLC, a Delaware Limited Liability Company** who is personally known to me or has produced \_\_\_\_\_ 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.

  
Notary **Joel De Leon**



**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 6/23/2023

  
Buyer, Seller or Representative

Property of COOL COUNTY Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

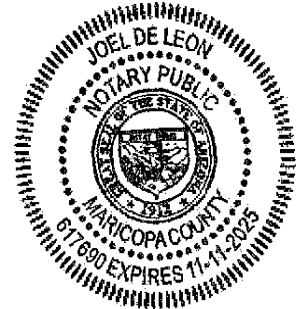
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 3rd, 2023

Cass  
Signature of Grantor or Agent **Cassandra Swinney**

Subscribed and sworn to before  
Me by the said Cassandra Swinney  
this 3rd day of May,  
20 23.

NOTARY PUBLIC Joel De Leon  
**Joél De Leon**



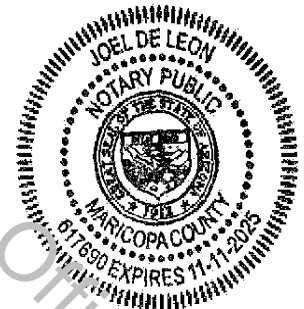
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date May 3rd, 2023

Virginia  
Signature of Grantee or Agent **Virginia Hessler**

Subscribed and sworn to before  
Me by the said Virginia Hessler  
This 3rd day of May,  
20 23.

NOTARY PUBLIC Joel De Leon **Joél De Leon**



NOTE: Any person who knowingly submits a false statement concerning the identity of granted 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)