

# UNOFFICIAL COPY

10008614 (Accom Rec.)  
(1 of 1)  
**QUIT CLAIM DEED**

Doc# 2331341143 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/09/2023 12:16 PM Pg: 1 of 5

## MAIL TO:

Law Office Michael Lee Tinaglia Ltd.  
444 N Northwest Hwy., #350  
Park Ridge, IL 60068

Dec ID 20231001660395  
ST/CO Stamp 1-835-587-536

## NAME & ADDRESS OF TAXPAYER:

IBC Property Holdings LLC  
5069 Broadway  
Chicago, IL 60640

The Grantors, INTERNATIONAL BANK OF CHICAGO, of the City of Stone Park, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and quit claim to the Grantee, IBC PROPERTY HOLDINGS LLC, 5069 Broadway, Chicago, IL 60640, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

10008614

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No: 28-35-402-003-0000; 28-35-402-019-0000

Property Address: 3200 W. 183<sup>rd</sup> Street Hazel Crest, Illinois 60429 and  
18220-18224 Kedzie Ave., Hazel Crest, Illinois 60429

This is not Grantors' homestead property.

Dated: 10/19/2023

GRANTOR:

International Bank of Chicago

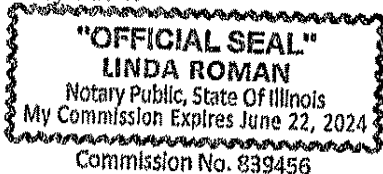
By: [Signature]  
An Authorized Officer

State of Illinois )  
County of Cook )

On this day before me, the undersigned, Notary Public, personally appeared before me, Kenneth M Bishop an authorized officer of the International Bank of Chicago, and not personally, known to be the individual described in and who executed the Quit Claim Deed, and acknowledged that he signed the Quit Claim Deed as his free and voluntary act and deed for the use and purposes set forth therein.

Give under my hand and official seal this 19<sup>th</sup> day of October, 2023.

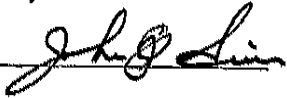
[Signature]  
Notary Public



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This transaction is exempt from transfer tax under 35 ILCS 200/31-45 (e) of the Real Estate Transfer Act

Date: 10/26/2023

Signature: 

Prepared by:

Michael Lee Tinaglia  
Law Office Michael Lee Tinaglia, Ltd.  
444 N. Northwest Hwy., #350  
Park Ridge, IL 60068  
(847) 692-0421  
mltinaglia@tinagliaw.com

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

### PARCEL 1:

LOT 1 IN HAR-BER ADDITION TO HAZEL CREST A SUBDIVISION OF THE SOUTH 560 FEET OF THE EAST 595 FEET OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF LOT 3 IN HAR-BER ADDITION TO HAZEL CREST, A SUBDIVISION OF THE SOUTH 560 FEET OF THE EAST 595 FEET OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 26 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 37.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 57 SECONDS WEST ALONG A LINE 37 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 150.00 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 EXTENDED WESTERLY, 37.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 42 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

### PARCEL 3:

A NON-EXCLUSIVE RECIPROCAL EASEMENT FOR THE BENEFIT OF PARCEL 2, AS CREATED BY RECIPROCAL GRANT OF EASEMENTS AND AGREEMENT FILED DECEMBER 12, 1981 AS DOCUMENT LR 3244513 BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER A TRUST AGREEMENT DATED JUNE 25, 1971 AND KNOWN AS TRUST NUMBER 75760 AND DOMINICK'S FINER FOODS, INC. FOR THE PURPOSE OF INGRESS AND EGRESS, PARKING, DELIVERIES, TRASH REMOVAL AND ACCESS TO AND FROM PUBLIC AND PRIVATE RIGHTS-OF-WAY, WATER SYSTEM LINES, TELEPHONE AND/OR ELECTRICAL CONDUITS OR SYSTEMS, GAS MAINS, SEWER LINES, DRAINAGE LINES AND OTHER PUBLIC UTILITIES OVER THE FOLLOWING DESCRIBED LAND: THAT PART OF LOT 3 IN HAR-BER ADDITION TO HAZEL CREST, A SUBDIVISION OF THE SOUTH 560 FEET OF THE EAST 595 FEET OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 24, 1972 AS DOCUMENT NUMBER 2609325

### PARCEL 4:



NON-EXCLUSIVE RECIPROCAL EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY RECIPROCAL EASEMENT AGREEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND ACCESS AND FOR THE INSTALLATION OF UTILITIES DATED AS OF SEPTEMBER 8, 2016 AND RECORDED SEPTEMBER 9, 2016 AS DOCUMENT NO. 1625319197 BY AND BETWEEN HAZEL CREST BACELINE, LLC AND ARC PROPERTIES 2, LTD. OVER THE FOLLOWING DESCRIBED LAND: LOT 3 IN HAR-BER ADDITION TO HAZEL CREST, A SUBDIVISION OF THE SOUTH 560 FEET OF THE EAST 595 FEET OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE

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THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS LESS AND EXCEPT THE FOLLOWING: THAT PART OF LOT 3 IN HARBER ADDITION TO HAZEL CREST, A SUBDIVISION OF THE SOUTH 560 FEET OF THE EAST 595 FEET OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 26 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 37.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 57 SECONDS WEST ALONG A LINE 37 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 150.00 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 EXTENDED WESTERLY, 37.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 42 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

**Permanent Index No:** 28-35-402-003-0000; 28-35-402-019-0000

**Property Address:** 3200 W. 183<sup>rd</sup> Street Hazel Crest, Illinois 60429 and  
18220-18224 Kedzie Ave., Hazel Crest, Illinois 60429

REAL ESTATE TRANSFER TAX		07-Nov-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
28-35-402-003-0000	20231001660395	1-835-587-536

THIS INSTRUMENT FILED FOR RECORD  
BY GIT AS AN ACCOMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS  
EXECUTION OR AS TO THE EFFECT UPON  
TITLE.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor affirms that, to the best of grantor's knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust are 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.

GRANTOR:

Dated: 10/19/2023

International Bank of Chicago

By: [Signature]  
An Authorized OfficerSubscribed and sworn to before me this  
19TH day of October, 2023.Linda Roman  
Notary Public

(Seal)



The grantee or agent of grantee affirm and verify that the names of the grantee shown on the deed or assignment of beneficial interest in a 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 and hold title to real estate under the laws of the State of Illinois.

GRANTEE:

Dated: 10/19/2023

IBC Property Holdings LLC

By: [Signature]  
ManagerSubscribed and sworn to before me this  
19TH day of October, 2023.Linda Roman  
Notary Public

(Seal)



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.