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Quit Claim Deed Illinois Statutory Form

Doc#: 2400913387 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/09/2024 12:52 PM Pg: 1 of 5

Dec ID 20231201603125
ST/CO Stamp 1-171-896-368


The GRANTOR, Urban
Leegacy, an Illinois Limited
Liability Company, by its
Manager, Urban Ideas Limited
Partnership, an Illinois Partner-
ship, for and in consideration of _____
of the receipt of TEN DOLLARS (\$10) and other good and valuable consideration in hand paid,
does hereby convey and QUIT CLAIM to Frank Properties, LLC Series II, any and all interest
held by Grantor in the following Real Estate situated in Cook County, Illinois, legally described
as: * LLC

See Exhibit A hereto

Permanent Index Number: 29-3 -400-056-0000
Address of Real Estate: 18031 Dixie Highway, Homewood, Illinois 60430

TO HAVE AND TO HOLD the above granted premises forever, SUBJECT TO: General taxes
for 2023 and subsequent years and covenants and restrictions of record, if any, including
building lines, easements and other restrictions of record. This is not Homestead property of the
Grantor.

Dated this 8 day of December, 2023



Joan Sullivan, General Partner of Urban Ideas
Limited Partnership, Member Manager of
Urban Leegacy, LLC

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EXHIBIT "A"

LEGAL DESCRIPTION:

PARCEL 1 (FEE):

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF DIXIE HIGHWAY (SAID EAST LINE BEING 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 31) WITH THE WESTWARD EXTENSION OF THE LINE OF THE NORTH FACE OF THE NORTH WALL OF A ONE-STORY BRICK BUILDING WHICH POINT OF INTERSECTION IS 988.21 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 31; AND RUNNING THENCE EAST ALONG SAID WESTWARD EXTENSION, ALONG SAID NORTH FACE OF THE NORTH WALL AND ALONG THE LINE OF THE EASTWARD EXTENSION OF SAID NORTH FACE OF THE NORTH WALL, A DISTANCE OF 140 FEET, THEN TO ITS INTERSECTION WITH A LINE 173 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE SOUTHEAST 1/4 AT A POINT THEREON WHICH IS 988.75 FEET SOUTH OF SAID NORTH LINE OF THE SOUTHEAST 1/4; THENCE NORTH ALONG THE LAST ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 46.48 FEET TO ITS INTERSECTION WITH THE EASTWARD EXTENSION OF THE LINE OF THE SOUTH FACE OF THE SOUTH WALL OF A ONE-STORY BRICK BUILDING WHICH POINT OF INTERSECTION IS 942.27 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE WEST ALONG SAID EASTWARD EXTENSION, ALONG SAID SOUTH FACE OF THE SOUTH WALL, AND ALONG THE LINE OF THE WESTWARD EXTENSION OF THE LINE OF SAID SOUTH FACE OF THE SOUTH WALL, A DISTANCE OF 140 FEET TO ITS INTERSECTION WITH SAID EAST LINE OF DIXIE HIGHWAY AT A POINT THEREON WHICH IS 941.59 FEET SOUTH OF SAID NORTH LINE OF THE SOUTHEAST 1/4; THENCE SOUTH ALONG SAID EAST LINE OF DIXIE HIGHWAY, A DISTANCE OF 46.62 FEET TO THE POINT OF BEGINNING

PARCEL 2 (EASEMENT):

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE EASEMENT AGREEMENT DATED SEPTEMBER 20, 1966 RECORDED OCTOBER 11, 1966 AS DOCUMENT NO. 19966472 FOR INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND 14 FEET WIDE EXTENDING EAST FROM DIXIE HIGHWAY, THE NORTH LINE OF WHICH IS 150 FEET AND THE SOUTH LINE THEREOF BEING 140 FEET, BEING PART OF LOT 2 IN PANOS' RESUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS PER PLAT RECORDED ON MARCH 4, 1965 AS DOCUMENT NO. 19397294, SAID NORTH LINE OF AFORESAID STRIP BEING 48 FEET SOUTH AND PARALLEL TO THE MOST NORTHERLY LINE OF SAID LOT 2, ALL IN COOK COUNTY, ILLINOIS

PARCEL 3 (EASEMENT):

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AND PARTY WALL AGREEMENT FROM COMMUNITY BANK OF FLOSSMOOR, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1978 AND KNOWN AS TRUST NUMBER 78223, TO COMMUNITY BANK OF HOMEWOOD FLOSSMOOR, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 16, 1976 AND KNOWN AS TRUST NUMBER 76057 DATED FEBRUARY 15, 1979 AND RECORDED MARCH 12, 1979 AS DOCUMENT NO. 24876418 AND RE-RECORDED JULY 5, 1979 AS DOCUMENT NO. 25035766 FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE EAST 20 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF DIXIE HIGHWAY (SAID EAST LINE BEING 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 31) WITH A LINE 891.62 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 31 AND RUNNING THENCE EAST ALONG THE LAST ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 140 FEET TO ITS INTERSECTION WITH A LINE 173 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE SOUTHEAST 1/4; THENCE SOUTH ALONG THE LAST ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 50.65 FEET TO ITS INTERSECTION WITH THE EAST EXTENSION OF THE LINE OF THE SOUTH FACE OF THE SOUTH WALL OF A ONE-STORY BRICK BUILDING, WHICH POINT OF

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INTERSECTION IS 942.27 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4; THENCE WEST ALONG SAID EASTWARD EXTENSION, ALONG SAID SOUTH FACE OF THE SOUTH WALL AND ALONG THE WESTWARD EXTENSION OF THE LINE OF SAID SOUTH FACE OF THE SOUTH WALL, A DISTANCE OF 140 FEET TO ITS INTERSECTION WITH SAID EAST LINE OF DIXIE HIGHWAY, AT A POINT THERON WHICH IS 941.59 FEET SOUTH OF SAID NORTH LINE OF THE SOUTHEAST 1/4 AND TO NORTH ALONG SAID EAST LINE OF DIXIE HIGHWAY, A DISTANCE OF 49.97 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS:

18031 Dixie Highway, Homewood, IL 60430

PERMANENT INDEX NUMBER:

29-31-400-056-0000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent verifies that, to the best of his 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 and hold title to real estate under the laws of Illinois.

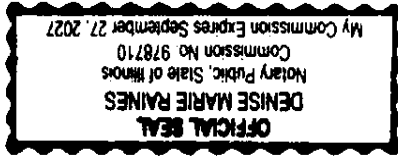
Dated: December 18, 2023

Signature: [Signature]
Joan Sullivan

Subscribed and sworn to before me
By the said _____

This 18 day of DEC., 2023

[Signature]
Notary Public



The **grantee** or the grantee's agent 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 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 Illinois.

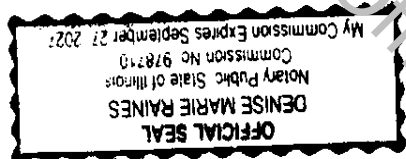
Dated: DEC. 18th, 2023

Signature: [Signature]
Bill Frank

Subscribed and sworn to before me
By the said _____

This 18 day of DEC., 2023

[Signature]
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 provisions of the Illinois Real Estate Transfer Tax Act.)