

# UNOFFICIAL COPY

## QUIT CLAIM DEED STATUTORY (ILLINOIS)

**MAIL TO:**

Nitch Investments, LLC

6120 South Archer, Unit C

Summit, IL 60501

**NAME & ADDRESS OF TAXPAYER:**

Nitch Investments, LLC

6120 South Archer, Unit C

Summit, IL 60501



Doc# 2403834026 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/07/2024 02:42 PM PG: 1 OF 1

**THE**

**GRANTOR**

LCJO LLC, an Illinois Limited Liability Company,

of the Village

of Summit

County of Cook

State of Illinois

for and in the consideration TEN

DOLLAR

and other good and valuable consideration, in hand paid

CONVEY AND QUIT CLAIM TO: Nitch Investments, LLC, an Illinois Limited Liability Company,

(GRANTEE ADDRESS) 6120 South Archer, Unit C, Summit, IL 60501

of the Village

of Summit

County of Cook

State of Illinois

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED FOR LEGAL DESCRIPTION**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois  
Permanent Index Number(s) 18-13-303-043-0000

Property Address: 7719 W. 60<sup>th</sup> Place, Summit, IL 60501

DATED this 6th day of February 2024

 (Seal)

LCJO, LLC – Conor Nitchoff (Manager)

**REAL ESTATE TRANSFER TAX**

07-Feb-2024

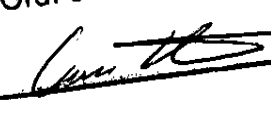


COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

18-13-303-043-0000

| 20240201628967

| 2-020-654-128

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. 4 and Cook County Ord. 93-0-27 par. 5  
Date 2-7-24 Sign. 

# UNOFFICIAL COPY

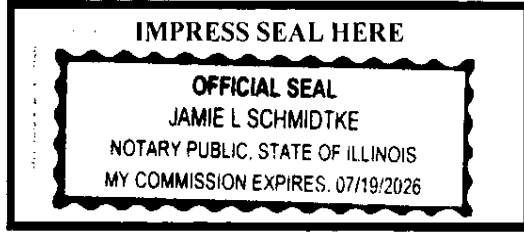
STATE OF ILLIOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said jurisdiction, in the State aforesaid, DO HEREBY CERTIFY THAT Conor Nitchoff personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 6th day of February, 2024

Notary Public  
My commission expires 7/19/26  
on

*Jamie Schmidtke*  
\_\_\_\_\_  
Jamie Schmidtke



**NAME AND ADDRESS OF PREPARER:**  
Conor Nitchoff  
225 W Washington St, Ste 1130  
Chicago, IL 60606

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PARCEL 1:

THAT PART OF LOT 2 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN ELGIN MOTOR CORP. SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE 51.68 FEET WEST OF THE NORTHEAST CORNER OF LOT 2; THENCE WEST ALONG THE NORTH LINE 177.0 FEET; THENCE SOUTH 90 DEGREES, 73.78 FEET; THENCE EAST 90 DEGREES, 65.81 FEET; THENCE SOUTH 90 DEGREES, 10.97 FEET; THENCE EAST 90 DEGREES, 87.07 FEET, THENCE NORTHEAST 105 DEGREES 53 MINUTES, 88.12 FEET TO THE POINT OF BEGINNING (EXCEPT THE NORTH 15.0 FEET TAKEN FOR DRIVEWAY), IN COOK COUNTY, ILLINOIS.

## Parcel 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PREMISES: COMMENCING AT THE NORTHEAST CORNER OF SUB-LOT 10 IN THE RESUBDIVISION (ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 24, 1940, AS DOCUMENT 12598890) OF LOTS 1 AND 2 IN ELGIN MOTOR CORPORATION SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 13, 1921 IN BOOK 165 OF PLATS AT PAGE 22, AS DOCUMENT 7143827; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SUB-LOT 10 A DISTANCE OF 85 FEET TO A POINT ON SAID EAST LINE; THENCE WESTERLY ON A LINE WHICH IS 85 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SUB-LOT 10 FOR A DISTANCE OF 60 FEET; THENCE NORTHERLY ON A LINE WHICH IS 60 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SUB-LOT 10 TO THE NORTH LINE OF SAID SUB-LOT 10; AND THENCE EASTERLY ALONG THE NORTH LINE OF SAID SUB-LOT 10 TO THE PLACE OF BEGINNING, WHICH EASEMENT WAS RESERVED BY COOK TERMINAL COMPANY UNDER THE TERMS AND PROVISIONS OF THAT CERTAIN INDENTURE FROM COOK TERMINAL COMPANY TO REICHOLD CHEMICALS, INCORPORATED, RECORDED JANUARY 4, 1954 AS DOCUMENT 15804102, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7719 W. 60<sup>th</sup> Place, Summit, Illinois 60501

PIN: 18-13-303-043-0000

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: 02 | 06 | 2024

SIGNATURE: *Conor Nitchell* - manager for LEJO, LLC  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Jamie Schmitzke

By the said (Name of Grantor): LEJO, LLC (Conor Nitchell)

**AFFIX NOTARY STAMP BELOW**

On this date of: 02 | 06 | 2024

NOTARY SIGNATURE: *Jamie Schmitzke*



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 the State of Illinois.

DATED: 02 | 06 | 2024

SIGNATURE: *Alex Nitchell*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

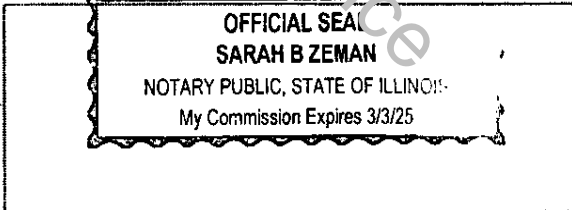
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Nitch Investments LLC (Alex Nitchell)

**AFFIX NOTARY STAMP BELOW**

On this date of: 02 | 06 | 2024

NOTARY SIGNATURE: *Sarah B Zeman*



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Act: (35 ILCS 200/Art. 31)**)