

UNOFFICIAL COPY

QUIT CLAIM DEED (ILLINOIS)

Prepared By and Return Recorded To:

Tye J. Klooster, Esq.
Katten Muchin Rosenman LLP
525 West Monroe Street
Chicago, Illinois 60661

MAIL SUBSEQUENT TAX BILLS TO:

Bluejay Nest LLC
Douglas J. Wells, Manager
4041 Gulf Shore Blvd. N, Unit 502,
Naples, FL 34103

Doc# 2406523099 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/5/2024 12:00 AM Pg: 1 of 5

Doc ID 20240201639711

City Stamp 1-075-507-760 City Tax \$0.00

(The Above Space for Recorder's Use Only)

THIS INDENTURE made this 21st day of February, 2024, between **K.J.S. Limited Liability Partnership**, an Iowa limited liability partnership, whose address is 1550 Central Avenue SE, Le Mars, IA 51031 ("Grantor"), and **Bluejay Nest LLC**, an Illinois limited liability company, whose address is 4041 Gulf Shore Blvd. N, Unit 502, Naples, FL 34103 ("Grantee").

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby Remise, Release and Quit Claim unto Grantee all of Grantor's right, title and interest in the following described land, situate, lying and being in Cook County, Illinois, to wit:

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART OF.

Commonly Known as: 2550 N. Lakeview Ave Unit S1905
Parking Units 67 and 68
Chicago, IL 60614

Parcel Identification Number: 14-28-319-112-1148
14-28-319-115-1257
14-28-319-115-1258

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not the Homestead property of the Grantor.

This Deed represents a transaction exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Law.

Dated: February 21, 2024


Grantor/Agent/Attorney

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1A:

UNIT S19-05, IN THE LINCOLN PARK 2550, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT NUMBER 1132729082; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318007; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 1B:

RESIDENTIAL PARCEL EASEMENTS

A NON-EXCLUSIVE EASEMENT FOR THE UNITS DESCRIBED IN PARCEL 1A ABOVE AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE POWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF i) MAINTANENCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOOR, SIGNAGE, ACCESS TO STORAGE AREAS, LOADING DOCK AND TRASH ROOM, GARAGE SERVICE ELEVATOR AND STAIRWELLS, VALET PARKING OPERATIONS OVER THOSE PARTS OF THE GARAGE PARCEL AS DESCRIBED THEREIN, ii) INGRESS AND EGRESS FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, OVER THOSE PARTS OF THE SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

PARCEL 1C:

THE EXCLUSIVE RIGHT TO THE USE OF ONE BALCONY FOR THE BENEFIT OF SAID UNIT S19-05, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318007, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222074 AND AS AMENDED FROM TIME TO TIME.


Commonly Known as: 2550 N. Lakeview Ave Unit S1905
Parking Units 67 and 68
Chicago, IL 60614

Parcel Identification Number: 14-28-319-112-1148
14-28-319-115-1257
14-28-319-115-1258

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX		26-Feb-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-28-319-112-1148 | 20240201639711 | 1-075-507-760

* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 the State of Illinois.

Dated: February 21, 2024

Signature: [Handwritten Signature]
Grantor/Agent/Attorney

Subscribed and sworn to before me by the said Agent this 21 day of February, 2024

[Handwritten Signature]
(Notary Public)



ODALYS NOA
Commission # HH 252916
Expires April 13, 2026

The grantee or their agent affirms and verified 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 the State of Illinois.

Dated: February 21, 2024

Signature: [Handwritten Signature]
Grantee/Agent/Attorney

Subscribed and sworn to before me by the said Agent this 21 day of February, 2024

[Handwritten Signature]
(Notary Public)



ODALYS NOA
Commission # HH 252916
Expires April 13, 2026

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 Section 4 of the Illinois Real Estate Transfer Tax Act.]