2000-11-15 11:31:58

Cook County Recorder

29.50

Quit Claim Deed Statutory (ILLINOIS) (Individual to Individual)



Above Space for Recorder's Use Only

THE GRANTOR (S) FRANK W. SEARBROOKS JR., a widower, of the City Chicago County of Cook State of IL for the consideration of (\$10.00) Ten and No/Cents DOLLARS, and other good and valuable considerations in band paid, CONVEYS and QUIT CLAIMS to FRANK W. SEABROOKS, JR., not individually, but as trustee of the FRANK W. SEABROOKS. LIVING TRUST, Dated November 1, 2000, all interest in the following described Real Estate situated in County of Cook, Illinois, legally described as:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND MADE A PART HEREOF.

hereby releasing and waiving all rights under ar a by virtue of the Homestead Exemption Laws of the State of Illinois.

Commonly known as: 2901 S. MICHIGAN, AVENUE UNITS, 2102, 2103, CHICAGO, IL 60616

Permanent Index Number (PIN): 17-27-310-086-0000 17-27-310-087-0000 17-27-318-044-0000

Dated this 13^{++} day of 10^{-1} , 2000

Trank W. SEABROOKS JR. (SEAL)

State of Illinois, County of Cook, I, the undersigned, a Notary Public In and for said Cov..ty, in the State aforesaid, DO HEREBY CERTIFY that FRANK W. SEABROOKS, JR., personally know c to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

dayof

2000.

Commission expires

NOTABY DUDI IC

"OFFICIAL SEAL"
RICHARD COHN
Notary Public, State of Illinois
My Commission Expires 2/13/2002

Exempt ander paragraph & section E of the Illinois Real Estate Transfer Tax Act.

Dated: Nov. | 3 , 200

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This instrument was prepared by: Richard Cohn, 221 North LaSalle St, Suite 2040, Chicago, Illinois 60601

MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Richard Cohn	Frank W. Seabrooks, Jr.
Attorney at Law	2901 S. Michigan Ave., Apt. 2102
221 N. LaSalle Street, #2040	Chicago, Illinois 60616
Chicago, IL 60601	~ .

Office b.

Or Cook County Clerk's Office Recorder's Office Box No.

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 title to real estate under the laws of the State of Illinois.

authorized to do business or acquire title to real estate under the laws of the State of				
Illinois.				
Dated: 15, 2000. Signature: 1 Junhw Jestinel				
GRANTOR OR AGENT				
GRINTOR OR TIGES				
Subscribed and Sworn to before me this 13th				
day of 2000.				
day,01 100.				
Notary Purice "OFFICIAL SEAL"				
DI HALL				
Notary Public, State of a Notary Public, State of a new public Sta				
Notary Public, State of Notary				
Ine grantee or his/her agent athrms and verifies that the hand of the grantee shown on the				
deed or assignment of beneficial interest in a land the state and 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: Nv. 13 , 2000. Signature: Franker Centre Se				
GRANTEE OR AGEN'T				
GRANTEE UR AGENT				
Colored and Community before marker 194b				
Subscribed and Sworn to before me this 131				
day of, 2000.				
"OFFICIAL SEAL" "OFFICIAL SEAL" RICHARD COHN				
Notary Public Notary Public, State of Mary				
My Comme				

NOTE:

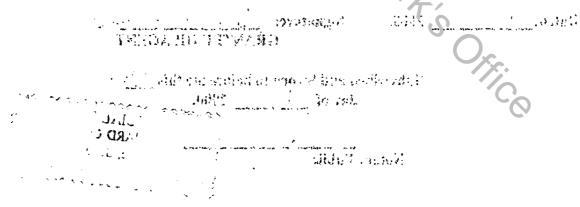
Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Clas A misdemeanor for subsequent offenses.

[Attach to deed or AB] to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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EXHIBIT A

LEGAL DESCRIPTION FOR SOUTH COMMONS PHASE CONTOMINIUM

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-2901 and UNIT NUMBER 2102/2103-2901 IN SOUTH COMMONS PHASE I CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF BLOCKS 92 AND 95 AND OF VACATED EAST 29TH STREET NORTH OF SAID BLOCK 92 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 50.0 FEET WEST OF THE NORTHWEST CORNER OF LOT 3 IN HARLOW N. HIGINBOTHAM'S SUBDIVISION OF PARTS OF LOTS 21,22 AND 23 IN THE ASSESSOR'S DIVISION OF THE NORTH 173.7 FEET OF THE EAST 1/2 OF BLOCK 92 AFORESAID, SAID POINT BEING 8.0 FEET NORTH OF A "LINE X" DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITH'S SUBDIVISION OF 3/4 OF THE WEST 1/4 OF BLOCK 92 AFORESAID. TO THE NORTHWEST CORNER OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 AFORESAID; THENCE WEST ALONG A LINE 8.0 FEET NORTH OF AND PARALLEL WITH SAID "LINE X", A DISTANCE OF 113.16 FEET; THENCE SOUTH PERPENDICULARLY TO SAID "LINE X", A DISTANCE OF 17.33 FEET; THENCE WEST-ALONG A LINE 9.33 FEET SOUTH OF AND PARALLEL WITH SAID "LINE X", 184.69 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 1, 60.0 FEET EAST OF THE NORTHWEST CORNER THEREOF, IN JOHN LONEGAN'S SUBDIVISION AFORESAID, TO A POINT ON THE SOUTH LINE OF LOT 8, 60.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF, IN THE COUNTY CLERK'S DIVISION OF LOT 3 OF BLOCK 95 AFOKESAID; THENCE SOUTH ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 524.58 FEET; THENCE EAST PARALLEL WITH SAID "LINE X", 298.18 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH INDIANA AVENUE (SAID EAST LINE BEING DRAWN FROM THE SOUTHWEST CORNER OF LOT 6 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 1/3 OF THE EAST 1/2 OF BLOCK 95 AFORESAID TO THE NORTHWEST CORNER OF LOT 3 IN HARLOW N. HIGINBOTHAM'S SUBDIVISION AFORESAID); THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

THAT PART OF BLOCK 98 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE 60.0 FEET EAST OF AND PARALLEL WITH A LINE CONNECTING THE NORTHWEST CORNER OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 IN CANAL TRUSTEES' SUBDIVISION AFORESAID, TO THE SOUTHWEST CORNER OF LOT 8 IN THE COUNTY CLERK'S DIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 95 AFORESAID, SAID POINT BEING 533.91 FEET SOUTH OF THE NORTH LINE OF LOT 1 IN LONEGAN'S SUBDIVISION AFORESAID; THENCE SOUTH 90 DEGREES, 00 MINUTES, 7. SECONDS EAST ALONG A LINE THAT IS PARALLEL WITH A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITH'S SUBDIVISION OF 3/4 OF THE WEST 1/2 OF BLOCK 92 AFORESAID, TO THE NORTHWEST CORNER OF LOT I IN JOHN LONEGAN'S SUBDIVISION AFORESAID (SAID PARALLEL LINE HERFINATTER AS LINE."A"), A DISTANCE OF 298.18 FEET TO A POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH INDIANA AVENUE: THENCE SOUTH 00 DEGREES, 07 MINUTES, 24 SECONDS EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 308.40 FEET TO THE SOUTH LINE OF BLOCK 95 IN CANAL TRUSTEES' SUBDIVISION AFORESAID (SAID SOUTH LINE ALSO BEING THE NORTH LINE OF BLOCK 98 AFORESAID); THENCE NORTH 89 DEGREES, 57 MINUTES. 39 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 98, A DISTANCE OF 0.009 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF 9 TO 16 BOTH INCLUSIVE IN THOMAS' RESUBDIVISION OF SAID BLOCK 98; THENCE SOUTH 00 DEGREES, 05 MINUTES, 44 SECONDS EAST ALONG THE SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 119.10 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 MINUTES, 05 MINUTES, 44 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE. A DISTANCE OF 267.86 FEET TO THE EASTERLY EXTENSION OF A LINE 34.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 41 AND 60 TO 63 IN THOMAS AND BOONE'S SUBDIVISION

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OF BLOCK 98 AFORESAID; THENCE SOUTH 89 DEGREES, 56 MINUTES, 37 SECONDS WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 298.29 FEET TO THE POINT OF INTERSECTION WITH A LINE 60.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 63 TO 78 BOTH INCLUSIVE, IN THOMAS AND BOONE'S SUBDIVISION AFORESAID; THENCE NORTH 00 DEGREES, 03 MINUTES, 19 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 254.65 FEET TO A POINT THAT IS 132.40 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 98; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST PARALLEL WITH LINE "A" AFORESAID, A DISTANCE OF 77.58 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 13.50 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST PARALLEL WITH SAID LINE "A", A DISTANCE OF 220.51 FEET TO THE PLACE OF BEGINNING, ALL COOK COUNTY, ILLINOIS.

THAT PART OF BLOCKS 95 AND 98 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANCE 14 EAST OF THE 3RD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE 60.0 FEET EAST OF AND PARALLEL WITH A LINE CONNECTING THE NORTHWEST CORNER OF LCT I'M JOHN LONEGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 IN CANAL TRUSTLE'S SUBDIVISION, AFORESAID, TO THE SOUTHWEST CORNER OF LOT 8 IN THE COUNTY CLERK'S DIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 95 AFORESAID, SAID POINT BEING 533.91 SEFT SOUTH OF THE NORTH LINE OF SAID LOT 1 IN JOHN LONEGAN'S SUBDIVISION AFORESAID; THENCE SOUTH 90 DEGREES EAST ALONG A LINE THAT IS PARALLEL WITH A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITH'S SUBDIVISION OF 3/4 OF THE WEST 1/2 OF BLOCK 92 AFORES AID, TO THE NORTHWEST CORNER OF LOT 1 JOHN LONEGAN'S SUBDIVISION AFORESAID (SAID PARALLEL LINE HEREINAFTER REFERRED TO AS "A"), A DISTANCE OF 298.18 FEET TO A POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH INDIANA AVENUE; THENCE SOUTH 0 DEGREES, 7 MINUTES, 24 SECONDS EAST ALONGSAID LAST DESCRIBED PARALLEL A DISTANCE OF 170.0 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES, 7 MINUTES, 24 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 138.40 FEET TO THE SOUTH LINE OF BLOCK 95 AFORESAID (SAID SOUTH LINE ALSO BEING THE NORTH LINE OF BLOCK 98 AFORESAID); THENCE NORTH 89 DEGREES, 57 MINUTES, 39 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 98, A DISTANCE OF 0.009 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS & TO 14 BOTH INCLUSIVE TO THOMAS' RESUBDIVISION OF THE EAST 1/2 OF SAID BLOCK 98: THENCE SOUTH O DEGREES 5 MINUTES, 44 SECONDS, EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 119.10 FEET; THENCE SOUTH 90 DEGREES, 0 MINUTES, 0 SECONDS WEST PARALLEL WITH LINE "A" AFORESAID, A DISTANCE OF 133.51 FEET; THENCE NORTH 0 DEGREES, 0 MINUTES, 0 SECONDS EAST A DISTANCE OF 257.50 FEET; THENCE SOUTH 90 DEGREES, 0 MINUTES, 0 SECONDS EAST PARALLEL WITH SAID LINE "A", A DISTANCE OF 133.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 14, 1999 AS DOCUMENT NUMBER 99043982, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.