

QUIT CLAIM DEED



The above space for Recorder's use only

THIS INDENTURE, made this _____ day of _____, 1999 between **ROSEBUD BUILDING & DEVELOPMENT CORPORATION**, of 760 N. Frontage Road, Suite 103, Willowbrook, IL 60521, party of the first part, and South Pointe Townhome Association of Tinley Park, IL party of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of (\$10.00) ten and no/100-----Dollars, and other good and valuable consideration in hand paid, does hereby grant and quit claim unto said parties of the second part, the following described real estate, situated in _____ County, Illinois, to wit:

COMMON AREAS:

1. LOT 1 IN SOUTH POINTE RESUBDIVISION OF LOTS 19 AND 20 IN SOUTH POINTE PHASE 2, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 21, 1997 AS DOCUMENT NO. 97877166 (EXCEPT THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00°-03'-34" WEST 32.25 FEET ALONG THE WEST LINE OF SAID LOT 1; THENCE SOUTH 89°-56'-26" EAST 12.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°-56'-26" EAST 75.00 FEET; THENCE SOUTH 00°-03'-34" WEST 85.00 FEET; THENCE NORTH 89°-56'-26" WEST 75.00 FEET; THENCE NORTH 00°-03'-34" EAST 85.00 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

2. LOT 2 IN SOUTH POINTE RESUBDIVISION OF LOTS 19 AND 20 IN SOUTH POINTE PHASE 2, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 21, 1997 AS DOCUMENT NO. 97877166 (EXCEPT THAT PART OF LOT 1 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°-03'-34" WEST 22.08 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE SOUTH 89°-56'-26" EAST 16.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°-56'26" EAST 75.00 FEET; THENCE SOUTH 00°-03'-34' WEST 85.00 FEET; THENCE NORTH 89°-56'-26" WEST 75.00 FEET; THENCE NORTH 00°-03'-34" EAST 85.00 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

3. LOT 3 IN SOUTH POINTE RESUBDIVISION OF LOTS 19 AND 20 IN SOUTH POINTE PHASE 2. BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION

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6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 21, 1997 AS DOCUMENT NO. 97877166 (EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 00°-03'-34" WEST 22.98 FEET ALONG THE EAST LINE OF SAID LOT 3; THENCE NORTH 89°-56'-26" WEST 5.49 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°-03'-34" EAST 85.00 FEET; THENCE NORTH 89°-56'-26" WEST 84.00 FEET; THENCE NORTH 00°-03'-34" EAST 85.00 FEET; THENCE SOUTH 89°-56'-26" EAST 84.00 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY QUIT CLAIMS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, forever.

This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its duly authorized officers, the day and year first above written.

ROSEBUD BUILDING & DEVELOPMENT CORPORATION

BY: 
President

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STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DESMOND CURRAN is personally known to me to be a duly authorized officer of **ROSEBUD BUILDING & DEVELOPMENT CORPORATION** and that he appeared before me this day in person and acknowledged that he signed and delivered this deed in writing as a duly authorized officer of said corporation and caused the corporate seal to be affixed thereto pursuant to his authority, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of November, 1999



R. Kim Ellis
Notary Public

EXEMPT UNDER PROVISIONS OF 35ILCS700/31-45(e)

Date: Nov 1 1999

Desmond Curran
Signature of Buyer, Seller or Representative

This instrument prepared by:

SULLIVAN & HINCKS
122 West 22nd Street, Suite 350
Oak Brook, IL 60523



RETURN RECORDED DEED TO:

South Pointe Townhome Association
C/O Alliance Property Management
P.O. Box 100
Palos Park, IL 60464

FUTURE TAX BILL FORWARDING:

South Pointe Townhome Association
C/O Alliance Property Management
P.O. Box 100
Palos Park, IL 60464

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2025.11.10

Property of Cook County Clerk's Office

OFFICIAL SEAL
of the State of Illinois
Notary Public, State of Illinois
My Commission Expires 11/10/2025

11/10/2025

STATEMENT BY GRANTOR AND GRANTEE
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The grantor or his agent affirms 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 title to real estate under the laws of the State of Illinois.

Dated Nov 1, 1999 Signature: [Signature]
Grantor or Agent

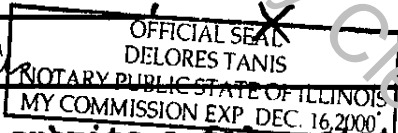
Subscribed and sworn to before me by the said _____ this 1st day of November, 1999.
Notary Public [Signature]



The grantee or his agent affirms and 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 the State of Illinois.

Dated Jan 19, 192000 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Joseph E. Castro this 19th day of January, 192000.
Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)