

QUIT CLAIM DEED

UNOFFICIAL COPY

0010504765  
2001-06-11 12:04:12  
Cook County Recorder 25.50



0010504765

THE GRANTOR O'Donnell Builders, L.L.C., an Illinois limited liability company,

created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS in fee simple unto

Westford, L.L.C., an Illinois limited liability company, of 427 South Fairview, Park Ridge, Illinois 60068

all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See reverse hereof for Legal Description

Permanent Index Number: 14-29-425-027-0000 (undivided)  
Address of Real Estate: 1136 West Fullerton, Unit G Chicago, Illinois

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER. THIS IS NOT HOMESTEAD PROPERTY

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Manager this 11 day of JUNE, 2001.

O'Donnell Builders, L.L.C.

By: [Signature]  
Authorized Representative

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick O'Donnell, Authorized Representative of O'Donnell Builders, L.L.C., personally known 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 he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of O'Donnell Builders, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of JUNE, 2001.



[Signature]  
NOTARY PUBLIC

My commission expires on 11/4/01

**UNOFFICIAL COPY**

## LEGAL DESCRIPTION

## PARCEL 1:

UNIT NUMBER G IN THE 1136 WEST FULLERTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 30 FEET OF THE EAST 44 FEET OF LOT 17 IN BLOCK 3 IN LINN AND SWAN'S SUBDIVISION OF THE WEST ½ OF OUT LOT 18 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 2210294862, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE P-G, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2210294862.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, HIS 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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. 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.

Subject only to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 1136 West Fullerton Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration that the title company insures over at Grantor's expense; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantees against loss or damage.

THIS PROPERTY IS EXEMPT FROM TRANSFER TAXES PURSUANT TO THE APPLICABLE PROVISIONS OF THE STATE OF ILLINOIS AND CHICAGO TRANSFER TAX ACTS REGARDING TRANSFER WITHOUT CONSIDERATION.

Dated: 6-11-01

  
Authorized Agent

This instrument was prepared by: Eileen C. Lally, One East Wacker, Suite 2920, Chicago, Illinois 60601

## MAIL TO:

Eileen C. Lally  
One East Wacker Drive, Suite 2920  
Chicago, Illinois 60601

## SEND SUBSEQUENT TAX BILLS TO:

Patrick O'Donnell  
Westford, L.L.C.  
427 South Fairview  
Park Ridge, Illinois 60068

Grantor: O'Donnell Builders, L.L.C.  
P.I.N.: 14-29-425-037-0005

**UNOFFICIAL COPY**

**STATEMENT BY GRANTOR AND GRANTEE**

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 June 11 2001

Signature *C. E. Lay, Jr.*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Agent  
THIS 11 DAY OF June  
~~19~~ 2001

NOTARY PUBLIC *Patricia A Moore*



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.

Date June 11 2001

Signature *C. E. Lay, Jr.*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Agent  
THIS 11 DAY OF June  
~~19~~ 2001

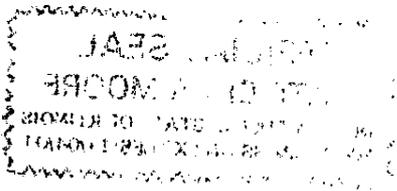
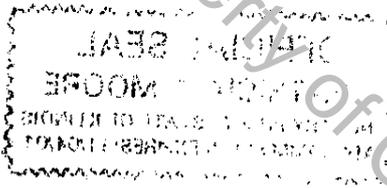
NOTARY PUBLIC *Patricia A Moore*



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.]

# UNOFFICIAL COPY



Property of Cook County Clerk's Office