

UNOFFICIAL COPY

0011040143

08/02/01 09:27:00 Page 1 of 5

2001-11-06 11:31:42

Cook County Recorder 53.50



0011040143

Return To:

LEXIS Document Services
135 S. LaSalle St., Suite 2260
Chicago, IL 60603
Phone: (312) 201-1273



2031073 - 73

(FM N) - ("CHI")

Debtor: Keith B. Cerasoli
Juris: Recorder of Deeds, Cook County, IL

For Recorder's Use

QUIT CLAIM DEED

THIS INDENTURE, as of the 17th day of October, 2001, by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, duly authorized to accept and execute trusts within the State of Illinois, not personally or individually, but solely as Trustee of a certain Trust Agreement dated August 14, 1995 and known as Trust Number 120686-07 (hereinafter called "Grantor").

WITNESSETH: THAT for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Grantor does hereby convey and quitclaim to Keith B. Cerasoli, individually of 405 N. Wabash Ave. # 2215, Chicago, IL (hereinafter called the "Grantee"), the following described real estate situate in the County of Cook, State of Illinois, to-wit:

LEGAL DESCRIPTION

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 311 N. Des Plaines/616 W. Fulton, Unit # 317/LPU -50/S-317
Chicago, IL

Property Index Number: ~~August 14, 1995~~ 17-09-309-001-0000

together with the tenements and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which Grantor now has in and to said premises.

UNOFFICIAL COPY

0011040143

THE DOCUMENT created and existing under and by virtue of the terms and conditions of said Trust is in full force and effect as of the date hereof, and this deed is executed pursuant to and in the exercise of the power and authority therein granted to and vested in Grantor.

IN WITNESS WHEREOF, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally or individually, but solely as Trustee of a certain Trust Agreement dated August 14, 1995 and known as Trust Number 120686-07, has caused these presents to be executed by its Officer and its corporate seal to be hereunto affixed and attested by its Officer, the day and the year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally or individually, but solely as Trustee of a certain Trust Agreement dated August 14, 1995 and known as Trust Number 120686-07

ATTEST:

By: [Signature]
Officer

By: [Signature]
Officer

Exempt under provisions of paragraph (e), Section 31-45 of the Real Estate Transfer Tax Law.
Dated this 17th day of October, 2001.

Karen M. Buhmann
Signature of Agent

THIS INSTRUMENT PREPARED BY:
AND AFTER RECORDING RETURN TO:

Christopher C. Holly
1 Bank One Plaza
Mail Suite IL1-0120
Chicago, IL 60670

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, CHRISTINE K. ZALEWSKI, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that F. Henry Kleschen III, Officer of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO and John R. Prendiville, Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Officers, respectively, appeared before me this day in person and acknowledged to me that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth, and that the said Officer then and there acknowledged that he did affix the corporate seal of said Bank to the said instrument as his free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17th day of October, 2001.

Christine K. Zalewski
Notary Public

My Commission expires:

4-4-05



Cook County Clerk's Office

UNOFFICIAL COPY

0911040143

WITNESSETH:

WHEREAS, the real estate described Exhibit A attached hereto and on Exhibit A of the Declaration and as the legal description rider attached hereto, located in the City of Chicago, County of Cook and State of Illinois (the "Parcel") has been submitted to the Condominium Property Act of the State of Illinois ("Act") pursuant to the Declaration; and

WHEREAS, the Declarant and the Developer, pursuant to Article XV, desire to record a special amendment (the "Special Amendment") to the Declaration to reflect "Projected Units" as depicted or actual Units contained in Exhibit B of the Declaration and to correct certain Survey errors contained in the Plat of Survey attached to the First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws to the China Club Lofts Condominium Association dated October 7, 1996 and recorded October 10, 1996 as Document Number 96775003 (the "First Amendment"); and

WHEREAS, under Section 15.13 of the Declaration, a power coupled with an interest is granted to the Developer and/or Declarant to make or consent to a Special Amendment as attorney-in-fact to reflect "Projected" Units as actual Units in the Declaration or any Exhibit thereto.

WHEREAS, the Declarant, pursuant to the Declaration and the Act, desires to record this Special Amendment to: (i) correct the Plat of Survey (the "Plat") attached to the Declaration as Exhibit B, to correct the depiction of Units 501, 503, 504, 507 through 519 and 601 through 619 from "Projected" to depicted Units 501, 503, 504, 507 through 519 and 601 through 619; to correct the depiction of the Limited Common Element Storage Rooms S-501 through S-519 and S-601 through S-619 from "Projected" to depicted or actual Limited Common Element Storage Rooms S-501 through S-519 and S-601 through 619; and (ii) to correct the Plat of Survey attached to the First Amendment to eliminate LPU 56 and to correct the designation of the Limited Common Element Storage Rooms from L.C.E. Units 201 through 219, Units 301 through 319, and Units 401 through 419, to the correct designation as L.C.E. S-201 through S-219, S-301 through S-319, S-401 through S-419.

NOW, THEREFORE, Declarant hereby declares that the Plat is corrected as follows:

1. Exhibit B to the Declaration, "Plat of Survey", is hereby amended by the attached Plat of Survey to properly depict Units 501, 503, 504, 507 through 519 and 601 through 619 from "Projected" to depicted or actual Units 501, 503, 504, 507 through 519 and 601 through 619 (as defined in the Declaration); to correct the depiction of the Limited Common Element Storage Rooms S-501 through S-519 and S-601 through S-619 from "Projected" to depicted or actual Limited Common Element Storage Rooms S-501 through S-519 and S-601 through 619 (as defined in the Declaration) in accordance with the fifth floor and sixth floor pages of the Plat of Survey attached hereto .



0011040143

GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 November 1, 2001

Signature: Karen M. Rukman
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 1st day of November, 2001
Notary Public Jerianne S. Lauden

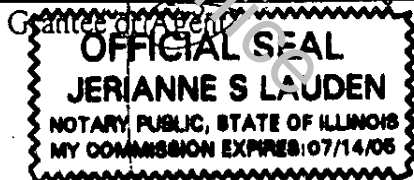


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 November 1, 2001

Signature: Karen M. Rukman
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 1st day of November, 2001
Notary Public Jerianne S. Lauden



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.)