

QUIT CLAIM DEED
(Corporation to Trustee & Assignee)
(Illinois)

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0011013813

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2001-10-30 14:10:29

Cook County Recorder 29.50



0011013813

THIS INDENTURE, made this 24th day of OCTOBER, 2001, between KALMUS & ASSOCIATES, INC., a corporation 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, party of the first part, and DAVID ABRAMS, not individually, but solely as trustee and assignee under a certain trust agreement and assignment for the benefit of creditors dated _____ whose address is: c/o Abrams, Jossel & Knopfler, 39 South LaSalle Street, Suite 1410, Chicago, Illinois 60603 (NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does CONVEY AND QUIT CLAIM unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Above Space For Recorder's Use Only

Together with all and singular the hereditaments and appurtenances hereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

Permanent Real Estate Index Number(s): 15-21-202-078-0000

Address(es) of real estate: 2424 South 25th Avenue, Broadview, Illinois

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 PRESIDENT, the day and year first above written.

KALMUS & ASSOCIATES, INC., an Illinois corporation
(Name of Corporation)

By: Henry Kalmus

Name: HENRY KALMUS.

Title: PRESIDENT.

This instrument was prepared by:

Eric J. Tanquilut
Ross & Hardies
150 N. Michigan Avenue
Chicago, IL 60601

MAIL TO:

Richard J. Mason, Esq.
(Name)
Ross & Hardies
150 North Michigan Avenue
(Address)
Suite 2500
Chicago, IL 60601
(City, State, Zip)

David Abrams
(Name)
Abrams, Jossel & Knopfler, LLC
39 South LaSalle Street
(Address)
Suite 1410
Chicago, Illinois 60601
(City, State and Zip)

Property of Cook County Clerk's Office

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. E

Date 10/30/01 Sign. [Signature]

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EXHIBIT A - 2011-12-31
Date: _____

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS.

I, Patricia E. Foster, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Henry Kalmus, personally known to me to be the president of KALMUS & ASSOCIATES, INC., an Illinois corporation and personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such president, he has signed and delivered the foregoing instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of October, 2001.



Patricia E. Foster

Notary Public

My Commission expires

5-25-04

Property of Cook County Clerk's Office

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE WEST LINE OF 25TH AVENUE AS DEDICATED AND SHOWN BY PLAT OF EASEMENT RECORDED FEBRUARY 11, 1930 AS DOCUMENT 10591812, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS CENTRAL RAILROAD AND LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID 25TH AVENUE, 744.42 FEET NORTH OF THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST 1/4 OF SAID SECTION 21, TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF LAND CONVEYED TO CHICAGO, MADISON AND NORTHERN RAILROAD (NOW ILLINOIS CENTRAL RAILROAD) BY DEED RECORDED AS DOCUMENT 2577207, SAID POINT BEING 201.41 FEET NORTH WESTERLY OF THE SOUTH EASTERLY CORNER OF THE LAND AS CONVEYED BY THE AFORESAID DOCUMENT 2577207 OF SAID CONVEYANCE, IN COOK COUNTY, ILLINOIS EXCEPTING THEREFROM THE LAND FALLING WITHIN THE PREMISES CONVEYED BY DOCUMENT 2577207 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTHERLY PROPERTY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY SAID POINT BEING 43 FEET SOUTHERLY OF SAID RAILROAD CENTER LINE OF MAIN TRACK AS MEASURED AT A RIGHT ANGLES THERETO; THENCE WESTERLY ALONG SAID SOUTHERLY PROPERTY LINE 43 FEET SOUTHERLY OF AND PARALLEL TO SAID CENTER LINE OF MAIN TRACK, A DISTANCE OF 369.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID PARALLEL LINE, A DISTANCE OF 346.27 FEET TO THE NORTHERLY LINE OF ADDISON CREEK; THENCE SOUTHEASTERLY ON AN INTERIOR ANGLE OF 21 DEGREES 40 MINUTES 15 SECONDS AND ALONG SAID NORTHERLY CREEK LINE A DISTANCE OF 203.10 FEET TO A POINT ON RAILROAD'S SOUTHERLY PROPERTY LINE; THENCE EASTERLY ALONG A LINE 118 FEET SOUTHERLY OF AND PARALLEL TO SAID RAILROAD'S CENTER LINE OF MAIN TRACK A DISTANCE OF 189.67 FEET TO THE SOUTH EASTERLY CORNER OF PROPERTY ACQUIRED BY DOCUMENT 2577207; THENCE NORTH ON AN INTERIOR ANGLE OF 66 DEGREES 47 MINUTES 45 SECONDS A DISTANCE OF 81.60 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property Clerk's Office

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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 under the laws of the State of Illinois.

Kalmus & Associates, Inc.

By: HENRY KALMUS
Signature: Henry Kalmus
Grantor or Agent

Date October 24, 20 01

Subscribed and sworn to before me by the said _____
this 24th day of October, 2001

Notary Public Dean B. Foster
"OFFICIAL SEAL"
DEAN B. FOSTER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/5/02

The grantee or his 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 under the laws of the State of Illinois.

Date October 24, 2001

Signature: Charles H. Foley, Jr. - ATTORNEY
Grantee or Agent
Assignee for the Benefit of
Creditors of
Kalmus & Associates, Inc.

Subscribed and sworn to before me by the said _____
this 24th day of October, 2001

Notary Public Dean B. Foster
"OFFICIAL SEAL"
DEAN B. FOSTER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/5/02

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 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 Act.)