

UNOFFICIAL COPY

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Cook County Recorder 29.50



QUIT CLAIM DEED
ILLINOIS STATUTORY
(INDIVIDUAL TO CORPORATION)

Property of Cook County Clerk's Office

THE GRANTORS, Helmuth A. Stahlecker III and Karen S. Stahlecker, husband and wife, of Cook County, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Chicago Properties & Investments, L.L.C., a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 3808 North Monticello, Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

SUBJECT TO: **SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF**

Permanent Real Estate Index Number: 16-01-217-040-0000

Address of Real Estate: 2608 West Evergreen, Chicago, Illinois 60622

Dated this 31st day of August, 2001.

Helmuth A. Stahlecker III

Karen S. Stahlecker

Exempt under § 6 of the Illinois State Transfer Tax Act
Filed: _____ Signed: _____

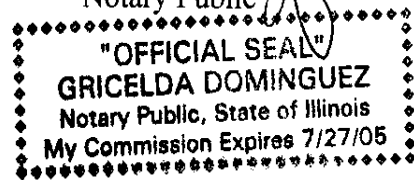
STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Helmuth A. Stahlecker III and Karen S. Stahlecker, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31st day of August, 2001.

Gricelda Dominguez

Notary Public



Prepared By:

Michael T. O'Connor, Esq.
Fuchs & Roselli, Ltd.
440 West Randolph Street
Suite 500
Chicago, Illinois 60606

Mail To:

Michael T. O'Connor, Esq.
Fuchs & Roselli, Ltd.
440 West Randolph Street
Suite 500
Chicago, Illinois 60606

Name & Address of Taxpayer:

Chicago Properties & Investments, L.L.C.
3808 North Monticello
Chicago, Illinois 60618

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Exhibit A

Legal Description

LOT 45 IN BLOCK 1 IN HUMBOLDT PARK RESIDENCE ASSOCIATION SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 2608 West Evergreen, Chicago, Illinois 60622

P.I.N.: 16-01-217-040-0000

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Exhibit B

Permitted Exceptions:

1. General real estate taxes not yet due and payable;
2. Special assessments confirmed after October 15, 1994;
3. Building, building line, and use and/or occupancy restrictions;
4. Zoning laws and ordinances;
5. Easements for public utilities;
6. Drainage ditches, feeders, laterals and drain tile, pipe or other conduit;
7. Party walls, party wall rights and agreements;
8. Covenants, conditions and restrictions of record; and
9. Possible violations of local ordinances, it being understood by and between the parties that Seller is not presently and has not previously been in actual possession of the Premises, has no actual knowledge of the condition thereof and makes no representations or warranties with respect thereto. Purchaser has made his own inspection of the Premises and is purchasing same in "as is" condition.
10. Acts done or suffered by or judgments against the Purchaser or those claiming by, through or under Purchaser.

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STATEMENT BY GRANTOR AND GRANTEE

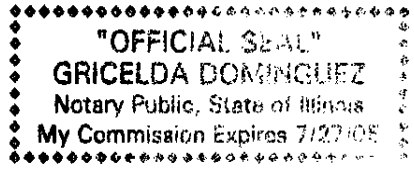
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate 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: August 31, 2001

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____ Agent _____ this 31st day of August, 2001.

Notary Public [Handwritten Signature]



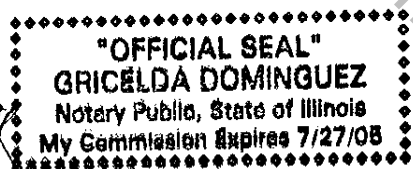
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated: August 31, 2001

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____ Agent _____ this 31st day of August, 2001.

Notary Public [Handwritten 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)