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2000-03-01 11:40:33  
Cook County Recorder 27.50



Chicago Title Insurance Company

**QUIT CLAIM DEED  
ILLINOIS STATUTORY**



THE GRANTOR(S) Michael A. Julian, unmarried of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Sunnyside Development LLC , an Illinois Limited Liability Company (GRANTEE'S ADDRESS) 3254 N. Nottingham, Chicago, Illinois 60634

of the County of Cook, 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**

THIS IS NOT HOMESTEAD PROPERTY.

**SUBJECT TO:**

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

Permanent Real Estate Index Number(s): 13-14-228-038-1002

Address(es) of Real Estate: 3215 W. Sunnyside #1A, Chicago, Illinois 60625

2/2 99-19775

Dated this 10 day of February, 2000.

Michael A. Julian

**PRAIRIE TITLE  
6821 W. NORTH AVE.  
OAK PARK, IL. 60302**

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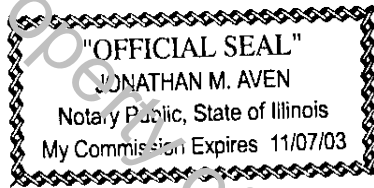
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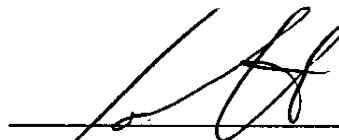
STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael A. Julian, unmarried

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 16<sup>th</sup> day of February, 2000.

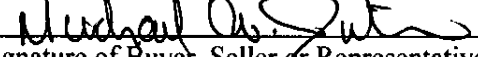


 (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: 2-16-00

  
Signature of Buyer, Seller or Representative

**Prepared By:** Law Offices of Jonathan M. Aven, Ltd.  
75 East Wacker Drive, Suite 700  
Chicago, Illinois 60601-

**Mail To:**

Jonathan M. Aven  
75 E. Wacker Drive #700  
Chicago, Illinois 60601



**Name & Address of Taxpayer:**

Sunnyside Development LLC  
~~3215 W. Sunnyside #1A~~ 3254 N. Nottingham  
Chicago, Illinois ~~60625~~ 60634

EXHIBIT "A"

Legal Description

PARCEL 1: UNIT 1A IN THE 3215 WEST SUNNYSIDE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 44 IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE SOUTH 665.6 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97240565; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 97240565.

Property of Cook County Clerk's Office

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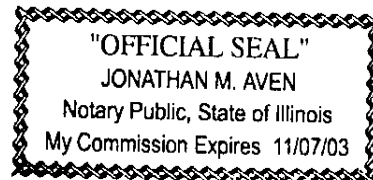
## STATEMENT BY GRANTOR AND GRANTEE

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, 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 2-16, 2000 Signature Michael A. Julien  
Grantor or Agent

Subscribed and sworn to before me by the said  
Michael A. Julien this  
16 day of Feb, 2000.

Notary Public [Signature]

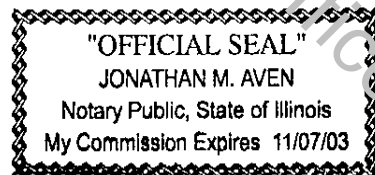


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

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Michael A. Julien this  
16 day of Feb, 2000.

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