

# UNOFFICIAL COPY



Chicago Title Insurance Company

## QUIT CLAIM DEED ILLINOIS STATUTORY

0020629561

4226/0088 30 001 Page 1 of 5

2002-06-05 14:44:49

Cook County Recorder 29.50



0020629561

THE GRANTOR(S), Magdalena Selagea, divorced and not since remarried, 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 to Emanuel V. Popescu, divorced and not since remarried, (GRANTEE'S ADDRESS) 910 S. Michigan Avenue - unit 1706, Chicago, Illinois 60605 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:

(Legal Description Attached)

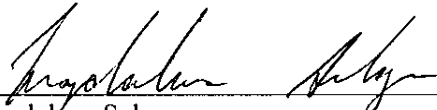
### SUBJECT TO:

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): 14-21-307-052-1013

Address(es) of Real Estate: 3410 N. Lake Shore Drive, Unit 5C, Chicago, Illinois 60657

Dated this 13<sup>th</sup> day of MAY, 2002

  
Magdalena Selagea

\_\_\_\_\_

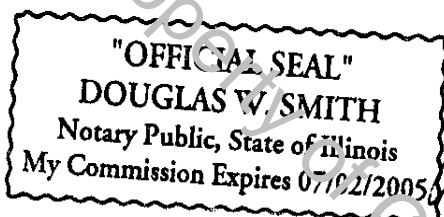
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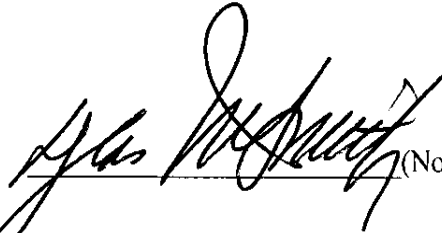
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

20629561

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Magdalena Selagea, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing 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 13<sup>th</sup> day of MAY, 2002

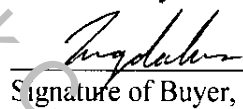


  
(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
(E) SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: MAY 13, 2002

  
Signature of Buyer, Seller or Representative

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**Prepared By:** DOUGLAS W. SMITH  
Attorney At Law  
3407 N. Pulaski Road  
Chicago, Illinois 60641-4025

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**Mail To:**  
Emanuel V. Popescu  
910 S. Michigan Avenue - unit 1706  
Chicago, Illinois 60605

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**Name & Address of Taxpayer:**  
Emanuel V. Popescu  
910 S. Michigan Avenue - unit 1706  
Chicago, Illinois 60605

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Legal Description of 3410 N. Lake Shore Drive, unit 5C, Chicago, Illinois:

Unit 5-C in the 3410 Lake Shore Drive Condominium,  
as delineated on a survey of the following described real estate:

PARCEL 1: Lot 3 in Owners Division of that part of Lot 26 (except the Westerly 200 Feet thereof) lying Westerly of Sheridan Road in the Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21 and 33 to 37, all inclusive, in Pine Grove being a Subdivision of Fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; also

PARCEL 2: Lots 18, 19, 20 and 21 (except the South 100 Feet of said Lots) in Jones Subdivision of Lot 22 in Pine Grove a Subdivision of Fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 04017101, amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PERMANENT TAX INDEX NOS.:

ADDRESS OF REAL ESTATE: 3410 North Lake Shore Drive,  
Unit 5-C,  
Chicago, Illinois 60657

Grantor also hereby grants to the Grantee, its 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.

The tenant of Unit 5-C has waived or has failed to exercise the Right of First Refusal or the tenant of the Unit had no Right of First Refusal or the purchaser of the Unit was the tenant of the Unit prior to the conversion of the building to a condominium.

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## Legal Description of 3410 N. Lake Shore Drive, unit 5C, Chicago, Illinois:

4-2-93  
Subject to general real estate taxes for the years 1995 and subsequent affecting Parcels 1 and 2 and other property; Condominium Property Act of the State of Illinois; applicable zoning and building laws and ordinances; the Declaration of Condominium for 3410 Lake Shore Drive Condominium recorded as Document 04017101 and all amendments and supplements thereto, heretofore and hereafter recorded; Declaration of reciprocal easements recorded as Document 24937229; Lease and Memorandum of Site Agreement thereof recorded as Document 92340383; Non-Disturbance, Consent, Attornment and Subordination Agreement recorded as Document 94097448; encroachments disclosed by Plat of Survey made by B. H. Suhr and Company, Inc., dated July 26, 1993, Order No. 93-918; installments due after closing of assessments heretofore and hereafter established and/or levied pursuant to the Declaration aforesaid all of which assessments Grantee assumes and agrees to pay; mechanics' lien claim in favor of Hayes Boiler and Mechanical, Inc. recorded as Document 95204139 in the amount of \$1,850.40 plus service charges as permitted by law; mechanics' lien claim in favor of Mr. Services of Niles recorded as Document 95309553 in the amount of \$8,036.53.

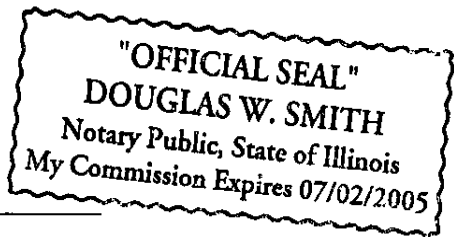
County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE <sup>20629561</sup>

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 MAY 13 2002 Signature *[Signature]*  
Grantor or Agent - MAGDALENA SELAGEA

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID MAGDALENA SELAGEA  
THIS 13<sup>th</sup> DAY OF MAY  
2002

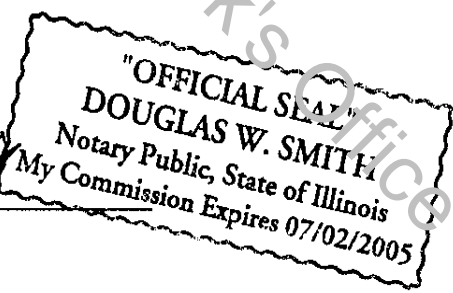


NOTARY PUBLIC *[Signature]*

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 and hold title to real estate under the laws of the State of Illinois.

Dated 5-13-2002 Signature *[Signature]*  
Grantee or Agent - EMANUEL V. POPESCU

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID EMANUEL V. POPESCU  
THIS 13<sup>th</sup> DAY OF MAY  
2002



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.]