

UNOFFICIAL COPY

0020812686

9591/0090 30 001 Page 1 of 4
2002-07-24 16:16:53
Cook County Recorder 27.50

After Recording Return to:

330 N. Jefferson Ct., #708
Chicago, IL 60661



0020812686

Send Subsequent Tax Bills to:

SAME AS ABOVE

QUIT CLAIM DEED

Grantors, **Susan Tjarksen and Nick Roussos**, of 330 North Jefferson Court, #708, Chicago, Illinois 60661, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt and sufficiency whereof is hereby acknowledged, GRANTS, CONVEYS AND QUIT CLAIMS to **Renee C. Ritter**, Grantee, the following described real estate, situated in the County of Cook and State of Illinois:

See Exhibit A attached hereto and made a part hereof and subject to the exceptions set forth therein.

Grantors also hereby grant to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject parking space described herein, the rights and easements for the benefit of said parking space set forth in the declaration of condominium; and Grantors reserve to themselves, their successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

TO HAVE AND TO HOLD the said premises described above in Exhibit A, with the appurtenances unto Grantee, forever, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

P.I.N.: 17-09-302-008-1341

Property Address: 324 North Jefferson Court, Parking Space #B-33,
Chicago, Illinois 60661

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. 4

Date 7-24-02 Sign Jarrod Lindsey

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE 12/12/23 10:00 AM

12/12/23 10:00 AM 10:00 AM

12/12/23 10:00 AM 10:00 AM

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IN WITNESS WHEREOF, Grantors have signed these presents as of the day and year first below written.

By: [Signature]
Susan Tjarksen, owner of 324 N. Jefferson
Ct., Parking Space #B-33

By: [Signature]
Nick Roussos, owner of 324 N. Jefferson
Ct., Parking Space #B-33

STATE OF ILLINOIS)
COUNTY OF COOK) SS
)

I, PATRICIA JOHNSON, a Notary Public in and for the County and State aforesaid, do hereby certify that **Susan Tjarksen and Nick Roussos**, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 23rd day of July, 2002.

[Signature]
Notary Public



EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Parking Space #B-33 in Kinzie Station Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

That part of Lots 1 to 11, both inclusive, in Block 11 in Canal Trustee's Subdivision of lots and blocks in the original town of Chicago in the Southwest Quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded August 31, 1848 and re-recorded September 24, 1877 as Document 151607 in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded May 10, 2000 as Document Number 00332543 and as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for ingress and egress for the non-exclusive benefit of Parcel 1 described above as created by the Declaration of Easements, Covenants and Restrictions dated October 21, 1999 as Document Number 99992382 over the land described therein.

Subject to: (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Illinois Condominium Property Act; (e) the Plat filed with the Declaration of Condominium Covenants; (f) terms, provisions and conditions of the Condominium Documents including the Declaration, the Bylaws, the operating budget and the Property Report, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) the Municipal Code of Chicago; (i) unrecorded public and quasi-public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) leases, licenses, operating agreements and other agreements affecting the Common Elements; (m) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (n) liens and other matters of title over which the Title Company (as hereinafter defined) is willing to insure without cost to Purchaser; (o) encroachments, if any; and (p) the rights of cable television and T-1 providers.



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RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

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 July 23, 2002



Signature: _____

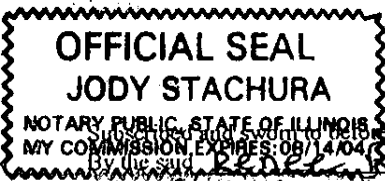
[Handwritten Signature]

Grantor or Agent
Susan Tjarksen
Nick Roussos

Subscribed and sworn to before me
By the said SUSAN TJARSEN/NICK ROUSSOS
This 23rd day of July, 2002
Notary Public Patricia Johnson

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 7/23, 2002



Signature: _____

[Handwritten Signature]

Grantee or Agent
Renee C. Ritter

Subscribed and sworn to before me
By the said Renee C. Ritter
This 23rd day of July, 2002
Notary Public Jody Stachura

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.)