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Cook County Recorder

30.50



Chicago Title Insurance Company

QUIT CLAIM DEED  
ILLINOIS STATUTORY  
TENANTS IN COMMON



0030337517

Property of Cook County Clerk's Office

THE GRANTOR(S), Boardwalk - Ganley Partnership, an Illinois General Partnership, 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 Boardwalk Properties, Inc., an Illinois Corporation and Knock Enterprises, Inc., an Illinois Corporation as Tenants in Common, each as to an undivided Fifty (50%) Percent interest.

(GRANTEE'S ADDRESS) 5933 N. Milwaukee, Chicago, Illinois 60646 and 10404 S. LaCrosse, Oak Lawn, Illinois 60453

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

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, installments not due at the date hereof of any special tax or assessment for improvements heretofore below

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as tenants in common forever.

Permanent Real Estate Index Number(s): 17-17-326-049-0000

Address(es) of Real Estate: 1300 West Fillmore, Unit A, Chicago, Illinois 60607

Dated this 16<sup>th</sup> day of December, 2002

Boardwalk Properties, Inc.,  
an Illinois Corporation

Howard Gould,  
Its President

John Ganley

STATE OF ILLINOIS, COUNTY OF ILLINOIS ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Howard Gould and John Ganley, 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 16<sup>th</sup> day of December, 2002

*[Handwritten Signature]*

(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH 24 SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: 12-16-02

*[Handwritten Signature]*

Signature of Buyer, Seller or Representative



Prepared By: Daniel G. Lauer  
1424 West Divison  
Chicago, Illinois 60622

Mail To:  
John Ganley  
10404 S. LaCrosse  
Oak Lawn, Illinois 60453



Taxpayer:  
Boardwalk Properties, Inc.  
Knock Enterprises, Inc.  
1300 West Fillmore  
Chicago, Illinois 60607

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EXHIBIT A  
Legal Description

PARCEL 1:

UNIT A IN THE FILLMORE HEIGHTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOT 48 IN SUB BLOCK 1 IN THE SUBDIVISION OF BLOCK 47 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER - 0010344300, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-A, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER - 0010344300.

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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 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 12-16-02

Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Boardwalk-Granley Partnership THIS 16 DAY OF December, 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 12-16-02

Signature [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Boardwalk Properties, Inc. and Knocks Enterprises, Inc. THIS 16 DAY OF December, 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.]