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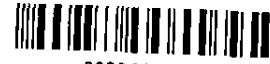
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2003-04-01 16:16:16

Cook County Recorder 36.50

This Document Prepared by
and When Recorded Mail To:

James A. Parker
Mayer, Brown, Rowe & Maw
190 South LaSalle Street
Chicago, IL 60603



0030440648

QUITCLAIM DEED
(CRE Condos)

THIS QUITCLAIM DEED is made as of the 28th day of March, 2003, by Center at River East, L.L.C., a Delaware limited liability company (the "Grantor") having an address of 455 E. Illinois St., Suite 565, Chicago, IL 60611, to Westwacker Condos LLC, a Delaware limited liability company (the "Grantee") having an address of 12th Floor, 71 Fenchurch Street, London EC3M 4BS, England.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys and quitclaims unto Grantee all right, title and interest of Grantor in and to certain units of the Residences at River Center East, a Condominium situated in the County of Cook and State of Illinois more particularly described on Exhibit A attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging;

Grantor also hereby grants Grantee, its successors and assigns, as rights and easements appurtenant to the units described herein, the rights and easements for the benefit of said units set forth in the Declaration of Condominium Pursuant to the Illinois Condominium Property Act of the Residences at River East Center, a Condominium, recorded November 15, 2001 as Document Number 11072757 as amended by that certain First Amendment to the Declaration of Condominium Pursuant to the Illinois Condominium Property Act of the Residences at River East Center, a Condominium, recorded February 22, 2002 as Document Number 002021837 and as further amended by a surveyor's Certificate of Error recorded March 7, 2002 as Document Number 002020219 (the "Declaration");

Grantor also hereby transfers to Grantee all of the rights (but not the obligations) of "Owner" and "Developer" under the Declaration;

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 same in fee simple forever.

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AND Grantor hereby covenants with Grantee that Grantor has good right and lawful authority to convey and quitclaim said real property.

THIS DEED IS BEING DELIVERED AS A DEED IN LIEU OF FORECLOSURE. THIS DEED IS AN ABSOLUTE CONVEYANCE OF ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN THE ABOVE DESCRIBED REAL ESTATE AND IS NOT INTENDED AS A MORTGAGE, SECURITY AGREEMENT, TRUST CONVEYANCE OR SECURITY OF ANY KIND.

SIGNATURES ON NEXT PAGE

Property of Cook County Clerk's Office

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GRANTOR:

Center at River East, L.L.C., a Delaware limited liability company

By: River East, L.L.C., a Delaware limited liability company, its sole member

By: River East, Inc., a Delaware corporation, its Manager

By: Thomas A. Kelly
Name: Thomas A. Kelly
Title: Authorized Signatory

Send all future tax bills to the Grantee at the address set forth below:

Westwacker Condos LLC
c/o Mitsui Sumitomo Insurance Company Limited
12th Floor
71 Fenchurch Street
London EC3M 4BS, England

Exempt under the provisions of the Illinois Real Estate Transfer Tax Law 35 ILCS 200/31-45(l)

EXEMPT UNDER PROVISIONS OF PARAGRAPH v, SEC. 200, 1-2 (B-6) or PARAGRAPH v, SEC. 200, 1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

7/28/03 Thomas A. Kelly
DATE BUYER, SELLER REPRESENTATIVE

Thomas A. Kelly
Grantor/Grantee/Representative
Date: March 28, 2003

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Marianne Platt, a notary public in and for the County and State aforesaid, do hereby certify that Thomas T Kelly personally known to me to be the Secretary of River East Inc., which is the Manager of River East, L.L.C., which is the sole Member of Center at River East, L.L.C. and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Secretary he/she signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, and as the free and voluntary act of said corporation and said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28th day of March, 2003.

Marianne Platt
Notary Public

My Commission expires:



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EXHIBIT A

CRE CONDOS

Parcel 1:

Units 501, 509, 602, 707, 808, 809, 1009, 1108, 1109, 1310, 1507, 1602, 1709, 1712, 1902, 2003, 2010, 2102, 2107, 2110, 2203, 2302, 2309, 2310, 2403, 2408, 2411, 2502, 2507, 2510, 2512, 2602, 2603, 2606, 2608, 2610, 2611, 2709, 2710, 2803, 2808, 2810, 2811, 2902, 2909, 3102, 3103, 3104, 3105, 3108, 3109, 3111, 3112, 3202, 3203, 3205, 3206, 3208, 3209, 3210, 3212, 3302, 3303, 3304, 3305, 3308, 3309, 3310, 3312, 3402, 3403, 3406, 3408, 3409, 3411, 3412, 3502, 3503, 3505, 3508, 3509, 3510, 3511, 3512, 3601, 3602, 3603, 3606, 3609, 3611, 3612, 3702, 3703, 3706, 3708, 3710, 3711, 3712, 3802, 3803, 3806, 3809, 3811, 3812, 3902, 3905, 3906, 3908, 3909, 3910, 3911, 3912, 4003, 4008, 4011, 4102, 4103, 4105, 4108, 4109, 4111, 4112, 4202, 4203, 4205, 4206, 4208, 4209, 4302, 4303, 4305, 4308, 4309, 4312, 4402, 4403, 4405, 4406, 4408, 4409, 4411, 4502, 4503, 4505, 4506, 4508, 4509, 4602, 4603, 4605, 4606, 4608, 4609, 4611, 4702, 4703, 4704, 4705, 4706, 4707, 4708, 4709, 4802, 4803, 4805, 4806, 4809, 4810, 4902, 4903, 4905, 4906, 4909, 4911, 4912, 5003, 5006, 5009, 5012, 5102, 5103, 5105, 5109, 5110, 5111, 5203, 5205, 5206, 5209, 5211, 5212, 5302, 5305, 5306, 5309, 5311, 5312, 5402, 5403, 5405, 5406, 5409, 5411, 5412, 5502, 5503, 5505, 5506, 5509, 5511, 5512, 5603, 5605, 5609, 5611, 5612, 5702, 5705, 5706, 5707, 5709, 5712, 5802, 5804, 5805, 5806, 5809, 5811 and 5812 in the Residences at River East Center Condominium, as delineated on a plat of survey attached to the Declaration of Condominium recorded November 15, 2001 as document number 0011072757 as amended by the First Amendment to the Declaration of Condominium recorded February 22, 2002 as document number 0020218327 and as further amended by a surveyor's Certificate of Error recorded March 7, 2002 as document number 0020260219, together with their undivided percentage interest in the common elements.

Parcel 2:

Easements for the benefit of Parcel 1 as created by Declaration of Condominium recorded November 15, 2001 as document number 0011072757 as amended by the First Amendment to the Declaration of Condominium recorded February 22, 2002 as document number 0020218327 and as further amended by a surveyor's Certificate of Error recorded March 7, 2002 as document number 0020260219.

Parcel 3:

Easements for the benefit of Parcel 1 as created by Declaration of Easements and Operating Requirements for River East Center recorded November 15, 2001 as document number 0011072756.

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PIN Nos.:

17-10-223-030-0000	17-10-223-031-1218
17-10-223-031-1001	17-10-223-031-1221
17-10-223-031-1009	17-10-223-031-1224
17-10-223-031-1029	17-10-223-031-1232
17-10-223-031-1042	17-10-223-031-1234
17-10-223-031-1043	17-10-223-031-1236
17-10-223-031-1067	17-10-223-031-1237
17-10-223-031-1078	17-10-223-031-1240
17-10-223-031-1079	17-10-223-031-1242
17-10-223-031-1104	17-10-223-031-1245
17-10-223-031-1125	17-10-223-031-1255
17-10-223-031-1132	17-10-223-031-1256
17-10-223-031-1156	17-10-223-031-1261
17-10-223-031-1165	17-10-223-031-1266
17-10-223-031-1172	17-10-223-031-1268
17-10-223-031-1176	17-10-223-031-1269
17-10-223-031-1181	17-10-223-031-1272
17-10-223-031-1184	17-10-223-031-1279
17-10-223-031-1189	17-10-223-031-1012
17-10-223-031-1200	17-10-223-031-1151
17-10-223-031-1207	17-10-223-031-1154
17-10-223-031-1208	17-10-223-031-1229
17-10-223-031-1213	17-10-223-031-1244

Address: 512 N. McClurg Ct.

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

Dated March 28, 2003 Signature: Thomas J. Kelly atty
Grantor or Agent

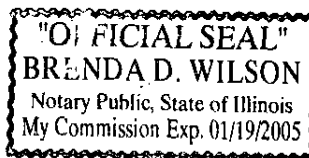
Subscribed and sworn to before me by the

said Thomas J. Kelly

this 28th day of March

2003.

Brenda D. Wilson
Notary Public



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 March 28, 2003 Signature: James Parker
Grantee or Agent

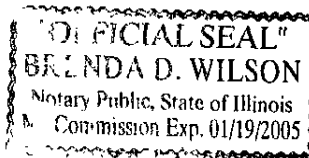
Subscribed and sworn to before me by the

said James Parker

this 28th day of March

2003.

Brenda D. Wilson
Notary Public



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.]