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Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 08/17/2003 09:31 AM Pg: 1 of 5

**GARAGE TRANSFER
AGREEMENT
PREPARED BY AND
MAIL TO : H KILBERG
1 NORTH LASALLE #1700
CHICAGO, ILLINOIS**]
]
]
]
]
]

This Agreement "AGREEMENT" is made and entered into between COLE TAYLOR BANK SOLELY AS TRUSTEE AS TRUSTEE UNDER TRUST AGREEMENT 03-9677, dated 14 February 2003, hereinafter referred to as "GRANTOR" and CYRUS SADRI and NITKA SHARUZI hereinafter referred to as "OWNERS":

"WITNESSETH"

WHEREAS GRANTOR, located in the City of Chicago, County of Cook, State of Illinois, is the owner of the exclusive garage right for parking space P-12, a limited common element in the REGENCY BALMORAL CONDOMINIUM, consisting of the right to park vehicles in the parking lot of the REGENCY BALMORAL CONDOMINIUM, delineated on a survey of the Declaration of Condominium first recorded as document 0011088935 in the office of the Cook County Recorder of Deeds and thereafter amended from time to time, and

WHEREAS "OWNERS" are the owners of Unit 1025-1B located at the REGENCY BALMORAL CONDOMINIUM, and

WHEREAS "OWNERS" paid the "GRANTOR" for parking space P-12 located at the REGENCY BALMORAL CONDOMINIUM, and

WHEREAS "GRANTOR" failed to assign Parking Space P-12 in its original deed of conveyance and,

WHEREAS "GRANTOR" desires to correct its error and now desires to set over, transfer and assign the exclusive right to the limited common element, parking space P-12 to "OWNERS", and does hereby quit claim its exclusive right to parking space P-12 pursuant to the Declaration of Condominium,

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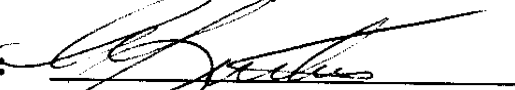
NOW THEREFORE, in consideration of the sum of **TEN DOLLARS [\$10.00]**, the receipt and sufficiency of which is hereby acknowledged:

- [1] **"GRANTOR"** does hereby sell, transfer, assign and quit claim to the **"OWNERS"** all of its right, title and interest to that certain limited common element commonly known as garage space **P-12** and **"OWNERS"** shall have the right to park motor vehicles in said space which is part of the **REGENCY BALMORAL CONDOMINIUM**.
- [2] Upon the recording of this Instrument the aforesaid exclusive garage rights for parking space **P-12** shall henceforth be considered and treated as appurtenant to and shall run with the title to **Unit 1025 IB** in the **REGENCY BALMORAL CONDOMINIUM**.
- [3] This Agreement shall be binding upon and shall inure to the parties hereto and their successors and assigns and to any person or persons having an interest or estate in the property described above.

ADDRESS OF PROPERTY 1019-1025 W Balmoral, Unit , Chicago, Ill.
 Unit 1025 1B
P.I.N. 14 08 209 001 0000
 14 08 209 002 0000

Dated **JUNE 2003**

COLE TAYLOR BANK, SOLELY AS TRUSTEE

BY: 

ITS: _____

This instrument is executed by the undersigned Land Trustee not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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LEGAL DESCRIPTION

PARCEL I

UNIT 1025 1B in **REGENCY BALMORAL CONDOMINIUM**, as delineated on the survey of certain lots or parts thereof in Harnstrom's subdivision, being a subdivision located in Section 8, Township 40 North, Ranger 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium ownership recorded November 19, 2001 as Document 0011088935 in Cook County, Illinois, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration.

PARCEL II

The exclusive use of parking Space **P- 12** , a Limited Common Element as delineated on the survey attached as Exhibit "A" to the Declaration of Condominium ownership recorded November 19, 2001 as Document 0011088935 in Cook County, Illinois

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND OR 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 FOR ITSELF, ITS SUCCESSORS AND OR ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR THE BENEFIT OF THE REMAINING PROPERTY THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION OF CONDOMINIUM AS THOUGH THE PROVISIONS OF SAID DECLARATION OF CONDOMINIUM WERE RECITED AND STIPULATED AT LENGTH HEREIN

PIN 14 08 209 001 000
14 08 209 002 000

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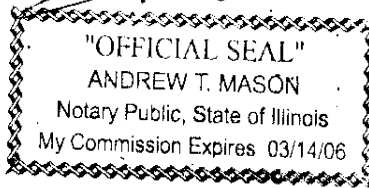
STATEMENT BY GRANTOR AND GRANTEE

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

Dated JUNE 16, 2003

Signature: _____

Grantor or Agent



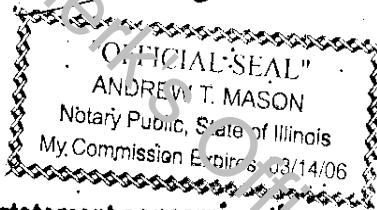
Subscribed and sworn to before me
by the said
this 16 day of JUNE, 2003
Notary Public _____

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 JUNE 16, 2003

Signature: _____

Grantee or Agent



Subscribed and sworn to before me
by the said
this 16 day of June, 2003
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.

(Attached 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.)