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0323932154

Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/27/2003 03:03 PM Pg: 1 of 4

QUIT CLAIM DEED ILLINOIS STATUTORY

THE GRANTOR, Buttonwood Bay Investors, a Montana partnership, duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and QUIT CLAIMS an undivided 42.26% interest as a tenant in common to Charleston Southside, LLC, a Delaware limited liability company, with an address of 1901 Avenue of the Stars, Suite 500, Los Angeles, California 90067, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2002 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2003 and existing tenancies.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

Permanent Real Estate Index Numbers: 20-25-200-030-8002; 20-25-200-034-0000; 20-25-200-036-0000; 20-25-200-037-0000; 20-25-201-033-0000; 20-25-201-035-0000

Address of Real Estate: 71st & Jeffery, Chicago, Illinois

Buttonwood Bay Investors, a Montana partnership

By: 

Its: 

MBAAD114.0803

First American Title

Book # _____

CC35931

1 of 9

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STATE OF Montana
COUNTY OF Highland ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that John Greytak, personally known to me to be the MANAGING PARTNER of Buttonwood Bay Investors, a Montana partnership, and personally known to me to be the same person(●) whose name(●) is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such John Greytak is signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of August, 2003.

Shirley J. Murray (Notary Public)
Shirley J. Murray
Commission # DD 066661
Expires Oct. 22, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Prepared By: Andrew J. Annes, Esquire
Schenk, Annes, Brookman & Tepper, Ltd.
311 South Wacker Drive, Suite 5125
Chicago, Illinois 60606-6622

Mail To:

Scott C. Dew, Esquire
1901 Avenue of the Stars, Suite 500
Los Angeles, CA 90067

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
316702 \$123,750.00
08/27/2003 14:21 Batch 01752 141

Name & Address of Taxpayer:

Charleston Southside, LLC
1901 Avenue of the Stars, Suite 500
Los Angeles, CA 90067

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX AUG. 27. 03	# 0000110872	REAL ESTATE TRANSFER TAX
	REVENUE STAMP		0825000 FP326670

STATE TAX	STATE OF ILLINOIS AUG. 27. 03	# 0000055631	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		1650000 FP326660

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FIRST AMERICAN TITLE INSURANCE COMPANY
30 North La Salle, Suite 310, Chicago, IL 60602

ALTA Commitment
Schedule C

File No.: CC35931

LEGAL DESCRIPTION:

PARCEL 1: THE WEST 74.14 FEET OF LOT 7, LOTS 8 AND 9 (EXCEPT THE NORTH 22 FEET OF SAID LOTS 7, 8 AND 9); THE NORTH 67 FEET AND THE SOUTH 62 FEET OF LOT 11, LOTS 12, 13 AND 16 (EXCEPT THE EAST 32 FEET THEREOF) AND (EXCEPT THE WEST 7.67 FEET OF SAID LOT 16), ALL IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (TAX NOS. 20-25-200-033, 20-25-200-034 AND 20-25-200-037)

PARCEL 1A: THE THE NORTH 22 FEET OF THE SOUTH 100 FEET OF LOT 11 IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (TAX NO. 20-25-200-034)

PARCEL 2: LOTS 11 TO 20, BOTH INCLUSIVE (EXCEPT THE NORTH 22 FEET OF LOTS 11 AND 16), IN CARL LUNDAHL'S RESUBDIVISION OF LOTS 5 AND 6 AND LOT 7 (EXCEPT THE WEST 74.14 FEET THEREOF) IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE VACATED 8 FOOT WIDE NORTH-SOUTH ALLEY LYING WEST OF AND ADJOINING LOTS 11 TO 15 AFORESAID, AND ALL OF VACATED CLYDE AVENUE LYING EAST OF AND ADJOINING LOTS 11 TO 15, LYING WEST OF AND ADJOINING LOTS 16 TO 20 AFORESAID, LYING NORTH OF A LINE EXTENDED FROM THE SOUTHEAST CORNER OF SAID LOT 15 TO THE SOUTHWEST CORNER OF SAID LOT 20 AND LYING SOUTH OF A LINE EXTENDED FROM A POINT ON THE EAST LINE OF SAID LOT 11, 22 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, TO A POINT ON THE WEST LINE OF SAID LOT 16, 22 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, IN COOK COUNTY, ILLINOIS. (TAX NO. 20-25-200-035)

PARCEL 3: LOTS 1 TO 7, BOTH INCLUSIVE, IN E.T. HENDEE'S RESUBDIVISION OF LOTS 14, 15 AND THE WEST 7.67 FEET OF LOT 16 IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE VACATED 16 FOOT WIDE NORTH-SOUTH ALLEY LYING WEST OF AND ADJOINING LOTS 1 TO 5, AFORESAID AND ALL OF VACATED CLYDE AVENUE LYING EAST OF AND ADJOINING SAID LOTS 1 TO 5 AND LYING SOUTH OF THE NORTH LINE OF LOT 5 EXTENDED EAST AND LYING NORTH OF THE SOUTH LINE OF LOT 1 EXTENDED EAST, IN COOK COUNTY, ILLINOIS. (TAX NO. 20-25-200-036)

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PARCEL 4: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1, 2 AND 3 TAKEN AS A TRACT, OVER, ACROSS AND UPON THE SOUTH 20 FEET OF LOT 10 IN BLOCK 2 STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND ALSO, A NON-EXCLUSIVE EASEMENT FOR PARKING PURPOSES APPURTENANT TO AND FOR THE BENEFIT OF SAID PARCELS 1, 2 AND 3, TAKEN AS A TRACT, OVER THOSE PORTIONS OF LOT 10 (EXCEPT THE NORTH 22 FEET THEREOF) IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION, AFORESAID, CONSTRUCTED FOR THE PURPOSE OF PARKING MOTOR VEHICLES, AS CREATED BY RECIPROCAL GRANT OF EASEMENTS AGREEMENT DATED FEBRUARY 23, 1989 AND RECORDED JUNE 29, 1989 AS DOCUMENT NO. 89298743 AND FILED JUNE 29, 1989 AS DOCUMENT LR3805916 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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Order # _____