

# UNOFFICIAL COPY



0335639098

**Doc#:** 0335639098  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 12/22/2003 12:46 PM Pg: 1 of 3

QUIT CLAIM DEED  
Statutory (ILLINOIS)

THE GRANTOR, Lister Avenue, L.L.C., an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to GRANTEE, Lister Gardens Townhomes Owners Association, an Illinois not for profit company, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 28, 29, 30, 31 AND 32 TAKEN AS A TRACT EXCEPT THAT PART DESCRIBED AS FOLLOWS: THE NORTHWEST 52.50 FEET OF THE SOUTHWEST 143.20 FEET AND THE SOUTHEAST 52.50 FEET OF THE SOUTHWEST 143.20 FEET IN BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS

Subject to: (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreements, if any; (vi) encroachments (provided such do not materially adversely affect the intended use of the described premises); (vii) the Declaration of Lister Gardens Townhomes Owners Association (the "Declaration") as amended from time to time; (viii) public and utility easements of record; (ix) private easements of record (provided such do not materially adversely affect the intended use of the described premises); (x) installments due after the date hereof for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by grantee.

TO HAVE AND TO HOLD said premises forever Permanent Real Estate Index Numbers:

14-31-204-054-0000

Address of Real Estate: 2331-2335 North Lister Avenue, Chicago, IL 60614

# UNOFFICIAL COPY

Dated this 18 day of December, 2003

Lister Avenue, L.L.C.,  
an Illinois limited liability company

By: Largo Development, Ltd., managing member

[Signature]  
By: Larry Gould, its President

Exempt under Paragraph e, Section 4 of the Real Estate Transfer Tax Act of Illinois.

Date: December 18, 2003

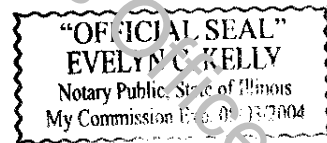
[Signature]  
Grantor/Grantee, Representative

State of Illinois        )  
                                  )ss  
County of Cook        )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Larry Gould, president of Largo Development, Ltd., managing member of Lister Avenue, L.L.C. an Illinois limited liability company, personally known to me to be the person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged as such president, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 18<sup>th</sup> day of December, 2003.

[Signature]  
Notary Public  
My commission expires: \_\_\_\_\_



**This instrument was prepared by:**

Harlan D. Kahn, Esq.  
Bronson & Kahn, LLC  
150 North Wacker Drive, Suite 1400  
Chicago, Illinois 60606

**Record and Mail to:**

Lister Gardens  
Townhomes Owners Association  
2331G North Lister Avenue  
Chicago, IL 60614


**Send Subsequent Tax Bills to:**

Lister Gardens  
Townhomes Owners Association  
2331G North Lister Avenue  
Chicago, IL 60614

**UNOFFICIAL COPY****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: December 22, 2003

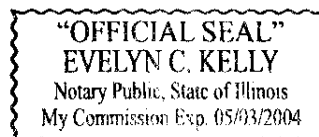
Signature:   
Harlan D. Kahn

SUBSCRIBED AND SWORN TO BEFORE ME

BY THE SAID Harlan D. Kahn

this 22nd day of December, 2003

  
NOTARY PUBLIC



The Grantee 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 December 22, 2003

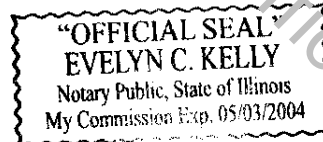
Signature:   
Harlan D. Kahn

SUBSCRIBED AND SWORN TO BEFORE ME

BY THE SAID Harlan D. Kahn

this 2nd day of December, 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 offense.

(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)