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**QUIT CLAIM DEED**  
ILLINOIS STATUTORY

Doc#: **0407045114**  
Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 03/10/2004 11:08 AM Pg: 1 of 5

MAIL TO:

PETER FRIEDMAN  
1234 N. DAMEN AVE.  
CHICAGO, IL 60622

NAME/ADDRESS OF TAXPAYER:

DAMEN & CRYSTAL TOWNHOME ASSOCIATION  
1234 NORTH DAMEN  
CHICAGO, ILLINOIS 60622

RECORDER'S STAMP

THE GRANTORS, **AAW CONSTRUCTION, INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and **JCK INVESTMENTS, LTD.**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for the consideration of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporations, CONVEY and QUIT CLAIM unto **DAMEN & CRYSTAL TOWNHOMES ASSOCIATION**, c/o, 1234 North Damen Avenue, Chicago, Illinois, the following described common area out lot situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

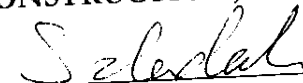
Permanent Index Number: 17-06-127-056-0000

Common Area Out Lot at: 1232-36 North Damen / 2002-06 West Crystal, Chicago, Illinois

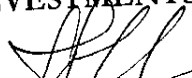
**SUBJECT TO:** See Legal Description attached hereto and made a part hereof.

In Witness Whereof, the said Grantors have caused their respective names to be signed to these presents by their respective Presidents this 10<sup>th</sup> day of March, 2004.

**AAW CONSTRUCTION, INC.**, an Illinois corporation

BY: X   
Andrzej Szlendak, Its President

**JCK INVESTMENTS, LTD.**, an Illinois corporation

BY: X   
Jakub Kosiba, Its President

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State of Illinois        )  
                                   ) SS  
 County of Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Andrzej Szlendak, personally known to me to be the President of AAW CONSTRUCTION, INC., and Jakub Kosiba, personally known to me to be the President of JCK INVESTMENTS, LTD., and both personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Presidents they signed and delivered the said instrument as Presidents of said corporations, pursuant to authority, given by the Board of Directors of said corporations as their free and voluntary act, and as the free and voluntary act and deed of said corporations, for the uses and purposes therein set forth.

Given under my hand and official seal this 10<sup>th</sup> day of March, 2004.

*John E. Lovstrand*  
 \_\_\_\_\_  
 Notary Public

My commission expires: 9-4-2006



This instrument prepared by:

John E. Lovstrand  
 PALMISANO & LOVSTRAND  
 79 West Monroe Street, Suite 826  
 Chicago, Illinois 60603

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## Legal Description

### **Common Area Out Lot**

That part of Lots 3, 4 and 5 in Block 1 in the Resubdivision of Lots 1 to 5 inclusive in Block 1 and Lots 1 to 5 inclusive Block 2 in the Subdivision of 4 acres in the Southeast corner of the Northwest  $\frac{1}{4}$  of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

See Additional Legal Description Attached Hereto and Made a Part Hereof.

ADDRESS: **Common Area Out Lot**  
1232-36 NORTH DAMEN / 2002-06 WEST CRYSTAL,  
CHICAGO, ILLINOIS

P.I.N: ~~17-06-127-056-0000~~

### SUBJECT TO:

- (a) General taxes not due and payable at the time of Closing;
- (b) Building, building line and use or occupancy restrictions, conditions and covenants of record, if any;
- (c) Zoning and building laws or ordinances;
- (d) Roads and highways, if any;
- (e) Covenants and easements heretofore created in favor of public utilities and the City of Chicago and reserved by the Seller for the installation and maintenance of public utility facilities such as, but not limited to, lines, mains, pipes, poles, wires, tunnels, basins and equipment with right of access thereto for necessary maintenance;
- (f) Declaration of Party Wall Rights, Easements, Covenants, Conditions and Restrictions recorded in the Office of the Recorder of Deed;
- (g) Acts or omissions of Purchaser.

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## COMMON AREA OUTLOT:

THAT PART OF LOTS 3, 4 AND 5 TAKEN AS A SINGLE TRACT, IN BLOCK 1 IN THE RESUBDIVISION OF LOTS 1 TO 5 INCLUSIVE IN BLOCK 1 AND LOTS 1 TO 5 INCLUSIVE IN BLOCK 2, IN THE SUBDIVISION OF 4 ACRES IN THE SOUTHEAST CORNER OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 19.82 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 50.87 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 133 DEGREES 58 MINUTES 22 SECONDS MEASURED CLOCKWISE WEST TO NORTHEAST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 5.14 FEET; THENCE NORTH ALONG A LINE WHICH MAKES AN ANGLE OF 136 DEGREES 01 MINUTES 38 SECONDS MEASURED CLOCKWISE SOUTHWEST TO NORTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 16.51 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE WEST ALONG THE SAID NORTH LINE OF LOT 3, A DISTANCE OF 54.44 FEET TO THE POINT OF BEGINNING;

AND

THAT PART OF SAID LOTS 3, 4 AND 5 TAKEN AS A SINGLE TRACT, WHICH LIES BELOW A CERTAIN HORIZONTAL PLANE LOCATED 27.25 FEET ABOVE CHICAGO CITY DATUM DESCRIBED AS FOLLOWS:

COMMENCING AT THE SAID NORTHWEST CORNER OF LOT 3; THENCE SOUTH ALONG THE SAID WEST LINE OF LOT 3, A DISTANCE OF 19.82 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 50.87 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 133 DEGREES 58 MINUTES 22 SECONDS MEASURED CLOCKWISE WEST TO NORTHEAST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 5.14 FEET; THENCE SOUTH ALONG A LINE WHICH MAKES AN ANGLE OF 43 DEGREES 58 MINUTES 22 SECONDS MEASURED COUNTER-CLOCKWISE SOUTHWEST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 3.70 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.57 FEET TO THE POINT OF BEGINNING.

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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 3-10, 2004

Signature: X [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 10<sup>th</sup> day of March, 2004.



[Signature]  
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 3-10, 2004

Signature: X [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 10<sup>th</sup> day of March, 2004.



[Signature]  
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)