

QUIT CLAIM DEED

UNOFFICIAL COPY

THIS AGREEMENT, made this 17th day of March 2004, between 6520 South Ellis Condominiums, Inc., an Illinois 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, Grantor, and Anthony Ousley, a single man, Grantee



Doc#: 0407932106
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 03/19/2004 04:02 PM Pg: 1 of 3

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Directors of said company,


**SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF**

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, the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its duly authorized director, the day and year first above written.

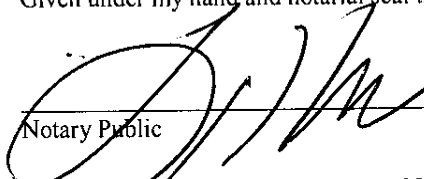
6520 South Ellis Condominiums, Inc.,
an Illinois corporation

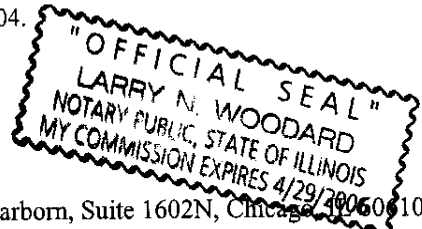
STATE OF ILLINOIS)
COUNTY OF COOK)

By: 
Its President

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that Anthony Ousley is personally known to me to be the President of 6520 South Ellis Condominiums, Inc., an Illinois corporation, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority given by the Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes set forth herein.

Given under my hand and notarial seal this 18th day of March, 2004.


Notary Public



This instrument prepared by: Larry N. Woodard, Esq., 1221 N. Dearborn, Suite 1602N, Chicago, IL 60610

After recording, return to: Anthony Ousley, 6520 S. Ellis, Unit 1, Chicago, IL 60637
Send subsequent tax bills to: Anthony Ousley, 6520 S. Ellis, Unit 1, Chicago, IL 60637

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE 6520 SOUTH ELLIS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 1/2 OF LOT 5 IN BLOCK 5 IN WOODLAWN RIDGE, BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0403444069 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE P-1 A LIMITED COMMON ELEMENT, AS DESCRIBED IN THE AFORESAID DECLARATION.

commonly known as: Unit 1, 6520 South Ellis Avenue, Chicago, Illinois 60637

Part of Permanent Index No.: 20-23-115-025-0000

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

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

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;

LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT;

LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS, OR PORTIONS THEREOF, IF ANY; AND,

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, ENCROACHMENTS, BUILDING LINE RESTRICTIONS AND ANY VIOLATIONS THEREOF AND USE OR OCCUPANCY RESTRICTIONS.

THE UNIT IS NOT OCCUPIED BY ANY TENANT, AND THE PRIOR TENANT, IF ANY, WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

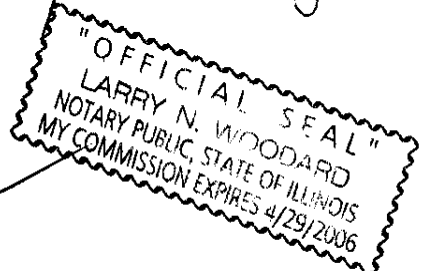
The Grantor, 6520 South Ellis Condominiums, Inc., an Illinois corporation, affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to 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.

6520 South Ellis Condominiums, Inc.

Dated: 3/17, 2004 Signature: By: [Signature]
Its President

Subscribed and sworn to before me
by the said [Signature]
this 17th day of March, 2004

[Signature]
Notary Public

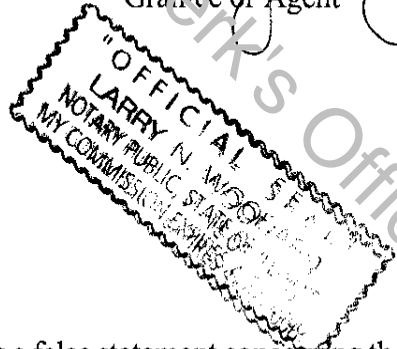


The Grantee, Anthony Ousley or his agent, affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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: 3/17, 2004 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said [Signature]
this 17th 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.)