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QUITCLAIM DEED

THE GRANTOR, **Agora Properties, Inc.**, an Illinois corporation, County of Cook and State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, CONVEYS and QUITCLAIMS to GRANTEE, **Agora Realty, Ltd.**, an Illinois corporation, of 1229 W. George, Chicago, Illinois 60657, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular 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 and its successors and assigns.

PIN: 14-29-131-004
14-29-131-023

Address of Real Estate: 2858 N. Lincoln
CHICAGO, IL 60657

Exempt under provisions of Par. E, Sec. 200/31-45, Real Estate Transfer Tax Act.

6/28/04
Date

[Signature]
Agent for Grantor and Grantee

DATED this 28th day of June, 2004

City of Chicago
Dept. of Revenue
343860



Real Estate
Transfer Stamp
\$0.00

06/30/2004 13:14 Batch 14357 51

AGORA PROPERTIES, INC.,
an Illinois corporation

By: [Signature]
Susan Haerr Zucker, President



Doc#: 0418239057
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 06/30/2004 01:37 PM Pg: 1 of 4

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Susan Haerr Zucker, as President of Agora Properties, Inc., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her own free and voluntary act, and as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of June, 2004.

SEAL

[Handwritten Signature]

 Notary Public

This instrument was prepared by,
 and after recording mail to:

Steven H. Blumenthal, Esq.
 Much Shelist Freed et al.
 191 N. Wacker, Suite 1800
 Chicago, Illinois 60606

Upon recording, please mail tax bills to:

Agora Realty, Ltd.
 Attn: Susan Haerr Zucker
 1229 W. George Street
 Chicago, Illinois 60657

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION - AGORA PROPERTIES

PARCEL 1: THOSE PARTS OF LOTS 4, 5, AND 50 IN S.E. GROSS' SUBDIVISION OF BLOCK 1 IN SUBDIVISION BY WILLIAM LILL AND HEIRS OF M. DIVERSEY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

PARCEL 2: THAT PART OF EAST-WEST 16 FOOT VACATED ALLEY AND THAT PART OF THE NORTHWESTERLY-SOUTHWESTERLY 16 FOOT VACATED ALLEY, ACCRUING TO LOTS 6, 49 AND 50 AFORESAID IN S. E. GROSS SUBDIVISION OF BLOCK 1 IN THE SUBDIVISION BY WILLIAM LILL AND HEIRS OF M. DIVERSEY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THIS PART OF THE PROPERTY BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTHWESTERLY ON THE NORTHWEST LOT LINE OF LOT 4, A DISTANCE OF 40.00 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 43.89 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF AN EXISTING CONCRETE SIDEWALK; THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY EDGE OF SAID EXISTING SIDEWALK, A DISTANCE OF 24.70 FEET; THENCE SOUTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 1.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF AN EXISTING 1 STORY BRICK AND METAL BUILDING; THENCE SOUTHWESTERLY ON THE SAID NORTHWESTERLY LINE OF AN EXISTING ONE STORY BRICK AND METAL BUILDING, A DISTANCE OF 13.23 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE EAST FACE OF AN EXISTING FIVE STORY BRICK AND CONCRETE BLOCK BUILDING, A DISTANCE OF 1.3 FEET; THENCE SOUTHERLY ON THE EAST FACE OF SAID FIVE STORY BRICK AND CONCRETE BLOCK BUILDING, A DISTANCE OF 6.67 FEET; THENCE WESTERLY ON THE SOUTH FACE OF SAID FIVE STORY BRICK AND CONCRETE BRICK BUILDING, A DISTANCE OF 4.12 FEET; THENCE SOUTHERLY ON THE EAST FACE OF SAID FIVE STORY BRICK AND CONCRETE BLOCK BUILDING, A DISTANCE OF 6.59 FEET; THENCE EASTERLY ON THE SOUTH FACE OF SAID 1 STORY BRICK AND METAL BUILDING, A DISTANCE OF 9.25 FEET; THENCE SOUTHERLY ON THE WEST FACE OF SAID T STORY BRICK AND METAL BUILDING, A DISTANCE OF 11.29 FEET; THENCE EASTERLY ON THE SOUTH FACE OF SAID ONE STORY BRICK AND METAL BUILDING, A DISTANCE OF 7.96 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 1.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LOT LINE OF SAID LOT 6, A DISTANCE OF 87.16 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 6; THENCE NORTHEASTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 6, 5 AND 4, A DISTANCE OF 72.00 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 title to real estate under the laws of the State of Illinois.

Dated June 28, 2004

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Steven A. Blumenthal
this 28th day of June, 2004
Notary Public [Handwritten Signature]



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 28, 2004

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Steven A. Blumenthal
this 28th day of June, 2004
Notary Public [Handwritten Signature]



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.)

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