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QUITCLAIM DEED

01041062/SS
South Commons, L.L.C., an Illinois limited liability company (the "Grantor"), having a principal place of business at 350 West Hubbard Street, Suite 500, Chicago, Illinois 60610, for and in consideration of Ten and 00/100 Dollars (\$10.00) conveys and quitclaims to South Commons Phase I Condominium Association, an Illinois not-for-profit corporation (the "Grantee"), having its principal place of business at 2901 S. Michigan Avenue, Chicago, Illinois, all interest and title of Grantor in the property described in Exhibit A attached hereto and incorporated herein by reference (the "Property").



Doc#: 0418826142
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/06/2004 11:55 AM Pg: 1 of 4

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed on or as of the 2nd day of July, 2004.

SOUTH COMMONS, L.L.C.

By: 

Its: Authorized Representative

This document was prepared by:

Mark Segal
Segal Associates LLC
350 W. Hubbard Street
Suite 500
Chicago, IL 60610

MAIL AND SEND SUBSEQUENT BILLS TO:

South Commons Phase I Condominium Association
2901 S. Michigan Avenue
Chicago, IL 60616



Near North National Title Corp
222 North LaSalle Street
Chicago, Illinois 60601

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EXHIBIT A

Unit 2901-302 in South Commons Phase 1 Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

That part of blocks 92 and 95 and of vacated East 29th Street North of said block 92 in Canal Trustee's Subdivision of the West 1/2 of Section 27, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: Commencing at a point 50.0 feet West of the Northwest Corner of lot 3 in Harlow N. Hinginbotham's Subdivision of parts of lots 21, 22 and 23 in The Assessor's Division of the North 173.7 feet of the East 1/2 of block 92 aforesaid (said point being 5.0 feet North of a line "X" drawn from the Northeast Corner of lot 1 in E. Smith's Subdivision of 3/4 of the West 1/2 of block 92 aforesaid to the Northwest corner of John Lonergan's Subdivision of land in the Northwest Corner of block 92 aforesaid); thence West along a line 8.0 feet North of and parallel with said line "X" a distance of 113.16 feet; thence south perpendicularly to said line "X", a distance of 17.33 feet; thence West along a line 9.33 feet South of and parallel with said line "X", 184.69 feet more or less to the point of Intersection with a line drawn from a point on the North line of lot 1, 60.0 feet East of the Northwest corner thereof in John Lonergan's Subdivision aforesaid, to a point on the South line of lot 8, 60.0 feet East of the Southwest corner thereof, in Cook County Clerk's Division of lot 3 in Assessor's Division of block 95 aforesaid, thence South along the last described line, a distance of 833.18 feet more or less to the point of Intersection with the South line of said block 95 to a point on a line 50.0 feet West of and parallel with the East line of vacated South Indiana Avenue; thence North along the last described parallel line a distance of 850.27 feet more or less to the place of beginning, together with that part of block 98 in Canal Trustee's Subdivision of the West 1/2 of Section 27, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at the point of Intersection of the North line of said block 98 with the Northerly extension of a line 50.0 feet West of and parallel with the West line of lots 9 to 16 both inclusive in Thomas' Subdivision of the East 1/2 of said block 98; thence South along said parallel line to the Easterly extension of a line 34.0 feet North of a parallel with the South line of lots 41 and 60 to 63 in Thomas and Boone's Subdivision of block 98 aforesaid; thence West along said parallel line to the point of Intersection: with a line 60.0 feet East of and parallel with the East line of lots 63 to 78 both inclusive in Thomas and Boone's Subdivision aforesaid; thence North Along said parallel line and its Northerly extension to a point on the North line of said block 98 aforesaid; thence East along said North line to the point of beginning, all in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the declaration of condominium recorded January 14, 1999 as document number 99043982, and as amended from time to time, together with its undivided percentage interest in the common elements.

PIN: 17-27-310-093-1148, volume 513.

Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer tax Act.

7/2/04
Date Buyer, Seller or Representative

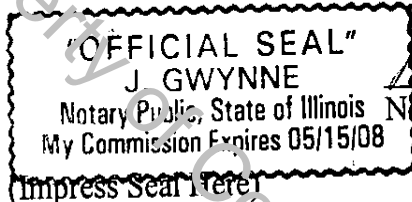
Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer tax Act.

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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, DO HEREBY CERTIFY that MARY GOODELL 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of July, 2004.



[Handwritten Signature]

Notary Public

Property of Cook County Clerk's Office

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STATEMENT OF GRANTOR/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 7/2 ²⁰⁰⁴ ~~19~~ Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said agent this 2nd day of July 19 ~~2001~~ 2004
Notary Public

Michelle E. Crockett



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 7/1/04 ~~19~~ Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said agent this 2nd day of July 19 ~~2001~~ 2004
Notary Public

Michelle E. Crockett



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.