

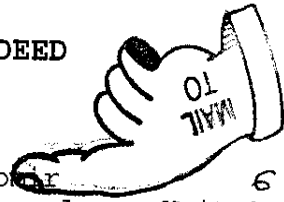
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QUIT CLAIM DEED

Mail to:

Catalin Dragomir
5211 N. Reserve Ave., Unit 6
Chicago, Illinois 60656



Doc#: 0427945131
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 10/05/2004 12:22 PM Pg: 1 of 3

This instrument prepared by:
Albin J. Czarnik
Attorney at Law
6342 W. Irving Park Rd.
Chicago, IL 60634

Above Space for Recorder's Use Only

THE GRANTOR, SAMANTHA LANZARIN DRAGOMIR, a married woman, of the City of Chicago, County of Cook, State of Illinois, for and in Consideration of the sum of Ten Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, remises, releases, and forever CONVEYS AND QUIT CLAIMS to CATALIN DRAGOMIR, a married man, of the City of Chicago, County of Cook, State of Illinois all of the interest that she may have, if any, in Fee Simple Absolute the following described Real Estate situated in the County of Cook, in the State of Illinois, and described as follows:

See legal description attached as Exhibit A.

PIN: 12-11-113-008-0000

Common Address: 5211 N. Reserve Ave., Unit 6, Chicago, Illinois 60656.

Subject to general covenants, conditions, restrictions of record and real estate taxes for 2003 not yet due or payable.

The Grantor releases and waives all rights in said real estate that she may have under the Homestead Exemption Laws of Illinois.

Dated: 10.01, 2004

Samantha Lanzarin Dragomir
SAMANTHA LANZARIN DRAGOMIR

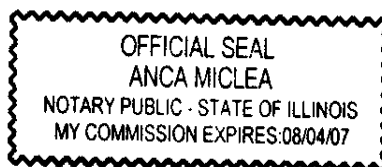
STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was acknowledged before me this 1 day of October, 2004, by SAMANTHA LANZARIN DRAGOMIR as a married woman.

(SEAL)

Anca Miclea
Notary Public



UNOFFICIAL COPY**EXHIBIT A
LEGAL DESCRIPTION**

UNIT NUMBER 6 IN THE 5211 N. RESERVE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

LOT 13 IN BLOCK 1 IN LILL PETERSON SUBDIVISION IN THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 162.96 FEET THEREOF) AND (EXCEPT STREETS HERETOFORE DEDICATED) IN SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 27, 2003 AS DOCUMENT# 0314731001 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

P.I.N.: 12-11-113-008-0000

Commonly known as: 5211 N. RESERVE, UNIT #6, CHICAGO, ILLINOIS 60656
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 GRANTOR HEREBY GRANTS TO GRANTEE THE EXCLUSIVE USE OF PARKING SPACE NUMBERED 6 AND STORAGE SPACES NUMBERED 6.

SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HERIN.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

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 REPEATED AND STIPULATED AT LENGTH HERIN.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

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STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

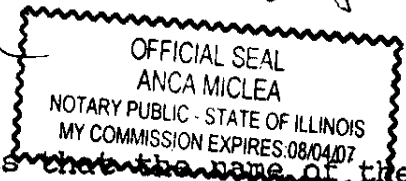
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 10.01, 2004

Signature: SAMANTHA LANZARIN DRAGONIR
Samantha Lanzarin Dragonir
Grantor or Agent

Subscribed and sworn to before me
by the said
this 1 day of October, 2004
Notary Public

Anne Dick



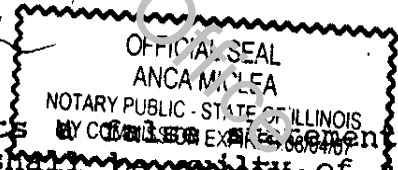
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10.01, 2004

Signature: CAROLAN MACGONDIR
Carolann Macgondir
Grantee or Agent

Subscribed and sworn to before me
by the said
this 1 day of October, 2004
Notary Public

Anne Dick



NOTE: Any person who knowingly submits false information 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.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS