



Doc#: 0428641140
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/12/2004 12:55 PM Pg: 1 of 4

QUIT CLAIM DEED

ILLINOIS STATUTORY

Corporation to Corporation

2008751207CML 10/3

MAIL TO:

JOHN E. LOVESTRAND
PALMISANO & LOVESTRAND
19 SOUTH LASALLE STREET
SUITE 900
CHICAGO, ILLINOIS 60603

NAME/ADDRESS OF TAXPAYER:

TIME PROPERTIES, INC.
1000 N. MILWAUKEE AVENUE
SUITE 200
CHICAGO, IL 60622

M.G.R. TITLE

RECORDER'S STAMP

THE GRANTOR, **MCM PROPERTIES, INC.**, an Illinois corporation of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to **TIME PROPERTIES, INC.**, an Illinois corporation, organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at the following address: 1000 N. Milwaukee Avenue, Chicago, Illinois all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: **UNIT 4S
1642 NORTH BOSWORTH AVENUE
CHICAGO, ILLINOIS 60622**

Permanent Real Estate Index Numbers: **14-32-312-022-0000** (undivided) and **14-32-312-023-0000** (undivided)

Dated this 30th day of September, 2004.

Exempt under provisions of Paragraph 2, Section 4,
Real Estate Transfer Tax Act.

9/30/04
Date *[Signature]*
Deputy, Seller of Responsibility

MCM PROPERTIES, INC.,
an Illinois corporation.

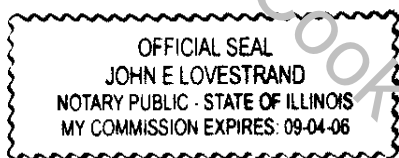
BY: *[Signature]*
Krzysztof Karbowski,
Its President and Secretary

UNOFFICIAL COPY

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 Krzysztof Karbowski of MCM PROPERTIES, INC., an Illinois corporation, personally known to me to be the President and Secretary of said 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 severally acknowledged that as such President and Secretary, he signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal to said corporation to be affixed hereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of September, 2004.



John E. Lovestrand
Notary Public

My commission expires: 9-4-2006

This instrument prepared by:

John E. Lovestrand
PALMISANO & LOVETRAN
19 South LaSalle Street
Suite 900
Chicago, Illinois 60603

County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

Parcel 1:

Unit 4S in the **1642 N. BOSWORTH CONDOMINIUMS** as delineated on a survey of the following described real estate:

Lots 53 and the South 25 feet of Lot 54 in Block 2 in Chicago Distillery Company's Subdivision of Block 19 in Sheffield's Addition to Chicago in the West ½ of the Southwest ¼ of Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

which survey is attached to the Declaration of Condominium recorded as Document No. **041030300** together with an undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to use garage **Parking Space G- 5** and **Storage Room S- 1**, limited common elements, as delineated on the survey attached to the aforementioned Declaration of Condominium.

P. I. N. **14-32-312-022-0000** and **14-32-312-023-0000**.

ADDRESS: **Unit 4S, 1642 North Bosworth Avenue, Chicago, Illinois**

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, 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.

THERE IS NO RIGHT OF FIRST REFUSAL AS THIS IS A NEW CONSTRUCTION CONDOMINIUM PROJECT, AND THEREFORE THERE WERE NO TENANTS.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

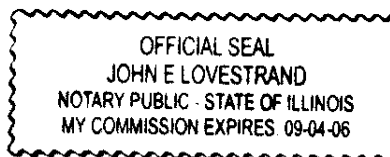
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 9-30, 2004

Signature: X _____
Grantor or Agent

Subscribed and sworn to before me
this _____ day of _____, 20_____.

John E. Lovestrand
Notary Public



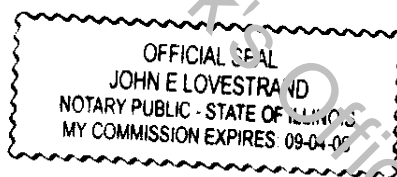
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 9-30, 2004

Signature: X _____
Grantee or Agent

Subscribed and sworn to before me
this _____ day of _____, 20_____.

John E. Lovestrand
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.)