

# UNOFFICIAL COPY

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## QUIT CLAIM DEED Statutory Illinois (Corporation to LLC)



Doc#: 0431411104  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 11/09/2004 11:10 AM Pg: 1 of 4

Above Space for Recorder's use only

THE GRANTOR, WALCO CONSTRUCTION, 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and QUIT CLAIMS to AVOCADO, LLC, 3455 West North Avenue, Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

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

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-08-422-002-0000; 17-08-422-005-0000; 17-08-422-010-0000;  
17-08-422-012-0000

Address of Real Estate: 1003 West Fulton, Chicago, Illinois

Dated this 15<sup>th</sup> day of October, 2004

EXEMPT FROM TAXATION UNDER THE PROVISION OF PARAGRAPH D SECTION        OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH D SECTION        OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

WALCO CONSTRUCTION, INC.  
an Illinois corporation

10/15/04  
Date Stanislaw Walczak  
Buyer, Seller or Representative

By: [Signature] (SEAL)  
Stanislaw Walczak - President

BOX 334

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State of Illinois )  
 ) ss.  
 County of Cook )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Stanislaw Walczak**, personally known to me to be the **President** of **Walco Construction, Inc.**, an Illinois corporation, and personally known to me to be the same person who name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his 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 15<sup>th</sup> day of October, 2004.

Commission expires \_\_\_\_\_

  
 NOTARY PUBLIC

IMPRESS  
 SEAL  
 HERE



This instrument prepared by Fuchs & Roselli, Ltd., 440 W. Randolph St., Ste. 500, Chicago, IL 60606

**MAIL TO:****SEND SUBSEQUENT TAX BILLS TO:**

<u>Michael T. O'Connor, Attorney at Law</u>	<u>Avocado, LLC</u>
<u>Fuchs &amp; Roselli, Ltd.</u>	<u>c/o Luis Gutierrez</u>
<u>440 W. Randolph Street, Suite 500</u>	<u>3455 West North Avenue</u>
<u>Chicago, Illinois 60606</u>	<u>Chicago, Illinois 60647</u>

**UNOFFICIAL COPY*****Exhibit A******Legal Description***

THAT PART OF LOTS 1 AND 2 IN BLOCK 23 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 5 IN BLOCK 23 IN CARPENTER'S ADDITION TO CHICAGO, AFORESAID; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINES OF LOTS 2,3,4, AND 5 IN BLOCK 23 IN CARPENTER'S ADDITION TO CHICAGO, AFORESAID, 188.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF LOTS 1 AND 2, AFORESAID, 31.33 FEET; THENCE SOUTH DEGREES 00 MINUTES 00 SECONDS EAST 100.53 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINES LOTS 1 AND 2 AFORESAID, 31.33 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 100.54 FEET; TO THE POINT OF THE BEGINNING, IN COOK COUNTY, ILLINOIS.

EASEMENT PARCEL:

THAT PART OF LOTS 1, 2, 3, 4, AND 5 IN BLOCK 23 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, AFORESAID; THENCE NORTH 00 DEGREES 11 MINUTES 36 SECONDS WEST, ALONG THE WEST LINE THEREOF, 18.60 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 251.35 FEET EAST OF LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 11 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE THEREOF, 18.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF LOTS 1,2,3,4 AND 5, AFORESAID, 231.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOT 7 AND THAT PART OF LOT 8 LYING NORTH OF THE NORTH FACE (EXTENDED VERTICALLY AND EAST AND WEST) OF BUILDING LOCATED MAINLY ON LOT 11, ALL IN BLOCK 23 CARPENTER'S ADDITION TO CHICAGO, IN SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE THEREOF, 18.68 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 21 SECONDS EAST 82.51 FEET TO THE NORTH FACE (EXTENDED VERTICALLY AND EAST AND WEST) OF THE BUILDING LOCATED MAINLY ON LOT 11, AFORESAID; THENCE SOUTH 89 DEGREES 57 MINUTES 02 SECONDS WEST, ALONG THE NORTH FACE AND ITS WESTERLY EXTENSION, AFORESAID, 18.67 FEET TO THE WEST LINE OF SAID LOT 8, THENCE NORTH 00 DEGREES 11 MINUTES 29 SECONDS WEST, ALONG SAID WEST LINE, 82.52 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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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: 10/15, 2004

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me this

15<sup>th</sup> day of October, 2004

Notary Public [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 title to real estate under the laws of the State of Illinois.

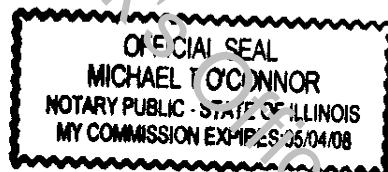
Dated: 10/15, 2004

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me this

15<sup>th</sup> day of October, 2004

Notary Public [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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)