

QUIT CLAIM DEED

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Mail To:

Richard A. Magnone
Reda | Ciprian | Magnone LLC
8501 W. Higgins, Suite 440
Chicago, IL 60631



Doc#: 0432739111
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 11/22/2004 03:53 PM Pg: 1 of 5

Name & Address of Taxpayer

John Brooks & Ofelia Sobalvarro
3601 N. Southport, Unit #2C
Chicago, IL 60613

The Grantors, Ofelia Sobalvarro married to John Brooks, of 3601 N. Southport, Unit #2C, Chicago, IL 60613, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid,

CONVEYS AND QUIT CLAIMS to John Brooks and Ofelia Sobalvarro, Husband and Wife, not as tenants in common nor as joint tenants but as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL ATTACHED HERETO AND MADE A PART HEREOF.

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

Permanent Real Estate Index Number: 14-20-123-050 -1003
Property Address: 3601 N. Southport, Unit 2C, Chicago, IL

Dated this 4 of ~~April~~, 2004
August

Ofelia Sobalvarro
OFELIA SOBALVARRO

John Brooks
JOHN BROOKS

Property of Cook County Clerk's Office

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STATE OF ILLINOIS

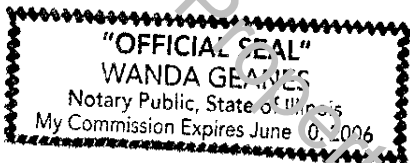
) ss.

COUNTY OF COOK

)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. CERTIFY Ofelia Sobalvarro married to John Brooks, 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 they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 04 day of ~~April~~, 2004
August



[Signature]
Notary Public

My commission expires on 06 16, 2006.

This instrument was prepared by Richard A. Magnone, Reda | Ciprian | Magnone LLC, 8501 W. Higgins Suite 440, Chicago, IL 60631

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT

Date 04 - August - 2004

[Signature]
Signature of Buyer, Seller, or Representative

Office of Cook County Clerk's Office

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PARCEL 1:

Unit #2C in the 3601 North Southport Condominium as delineated on a survey of the following described real estate:

Lots 19, 20 and 21 in Block 12 in Edson's Subdivision of the South $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian (except a part in the Northeast corner thereof) together with part of Lot 12 in Laffin, Smith and Dyers Subdivision of the Northeast $\frac{1}{4}$ of Section 20, aforesaid, in Cook County, Illinois taken as a single tract: except that part described as follows:

RETAIL AREA 1:

All that space lying above certain horizontal plane of 21.12 feet above Chicago City Datum and below that certain horizontal plane of 34.04 feet above Chicago City Datum, more particularly described as follows:

Commencing at the Southeast corner of Lot 21, thence West along South line of Lot 21 a distance of 5.08 feet; thence North at right angle to the last described course a distance of 2.00 feet to the interior face of the wall also being the point of beginning; thence continuing North along the last described course, a distance of 1.55 feet; thence East at right angle to the last described course, a distance of 0.97 feet; thence North at right angles to the last described course, a distance of 30.60 feet; thence West at right angle to the last described course, a distance of 9.44 feet; thence South at right angle to the last described course, a distance of 8.50 feet; thence East at right angle to the last described course, a distance of 4.37 feet; thence North at right angle to the last described course, a distance of 5.18 feet; thence South at right angle to the last described course, a distance of 4.00 feet; thence West at right angle to the last described course, a distance of 12.93 feet; thence South at right angle to the last described course, a distance of 15.65 feet; thence East at right angle to the last described course, a distance of 2.30 feet; thence South at right angle to the last described course, a distance of 12.66 feet; thence East at right angle to the last described course, a distance of 6.30 feet; thence North at right angle to the last described course, a distance of 1.63 feet; thence East at right angle to the last described course, a distance of 11.15 feet; thence South at right angle to the last described course, a distance of 11.20 feet, to the point of beginning.

RETAIL AREA 2:

All that space lying above certain horizontal plane of 21.12 feet above Chicago City Datum and below that certain horizontal plane of 34.04 feet above Chicago City Datum, more particularly described as follows:

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Commencing at the Southwest corner of Lot 19; thence East along the South line of Lot 19, a distance of 5.99 feet; thence North at right angle to the last described course, a distance of 3.65 feet to the interior face of a wall also being the point of beginning; thence continuing along the last described course, a distance of 6.60 feet; thence East at right angle to the last described course, a distance of 0.98 feet; thence North at right angle to the last described course, a distance of 1.96 feet; thence West at right angle to the last described course, a distance of 0.46 feet; thence North at right angle to the last described course, a distance of 10.00 feet; thence West at right angle to the last described course, a distance of 1.62 feet; thence North at right angle to the last described course, a distance of 54.74 feet; thence East at right angle to the last described course, a distance of 1.75 feet; thence North at right angle to the last described course, a distance of 6.20 feet; thence East at right angle to the last described course, a distance of 21.60 feet; thence South at right angle to the last described course, a distance of 52.50 feet; thence West at right angle to the last described course, a distance of 0.35 feet; thence South at right angle to the last described course, a distance of 1.30 feet; thence East at right angle to the last described course, a distance of 1.30 feet; thence North at right angle to the last described course, a distance of 0.34 feet; thence East at right angle to the last described course, a distance of 7.19 feet; thence South at right angle to the last described course, a distance of 15.87 feet; thence Southwesterly at the angle of 107 degrees 11 minutes 45 seconds to the left, a distance of 12.15 feet; thence West at the angle of 102 degree 48 minutes 15 seconds to the left a distance of 6.85 feet; thence North at right angle to the last described course, a distance of 20.85 feet to the point of beginning.

Which survey is attached to the declaration of condominium recorded as document 0020898994, together with an undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right the exclusive right to use parking space P-6 a Limited Common Element, as delineated on the Condominium Declaration recorded as document 0020898994.

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 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.

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STATEMENT BY GRANTOR AND GRANTEE

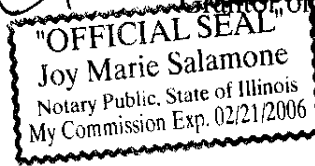
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 10-4, 2004

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said this 4th day of October, 2004.

Joy Marie Salamone
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 10-4, 2004

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said this 4th day of October, 2004.

Joy Marie Salamone
Notary Public

