

UNOFFICIAL COPY

QUIT CLAIM DEED

Statutory (Illinois)
(Corporation to Corporation)
(CMIER II and Park)



Doc#: 0434239005
Eugene "Gene" Moore Fee: \$36.00
Cook County Recorder of Deeds
Date: 12/07/2004 08:49 AM Pg: 1 of 7

(The Above Space for Recorder's Use Only)

THE GRANTOR, Park West Realty Corporation, a 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 the consideration of Ten and no/100 (\$10.00) in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS and QUIT CLAIMS** to **Children's Memorial Research Center**, an Illinois not-for-profit corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 2430 North Halsted Street, 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 by this reference made
a part hereof

This instrument conveys only the land and does not convey title to any improvements located thereon.

Permanent Real Estate Index Number(s): 14-29-424-028 (part); 14-29-424-029; 14-29-424-030; 14-29-424-017;
14-29-424-018; 14-29-424-033; 14-29-424-034; and 14-29-424-035

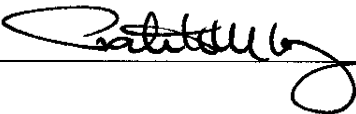
Address(es) of Real Estate: 2430 North Halsted Street, Chicago, Illinois

**RETURN TO RECORDERS
BOX 128 (BYEB)**

UNOFFICIAL COPY

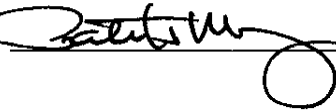
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its _____
_____, this 19th day of November, 2004.

PARK WEST REALTY CORPORATION

By: 

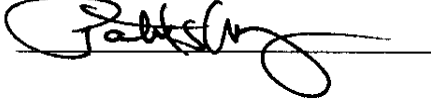
Exempt under provisions of Paragraph E, Section 4
Real Estate Transfer Tax Act

Date: 11-19-2004

By: 

Exempt under provisions of Paragraph E, Section
200.1-2B6 Chicago Transaction Act Ordinance

Date: 11-19-2004

By: 

Property of Cook County Clerk's Office

UNOFFICIAL COPY

State of Illinois)
) SS.
County of COOK)

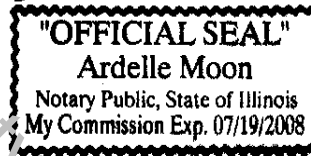
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Patrick M. Magoon personally known to me to be the Chairman of Park West Realty Corporation, an Illinois not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such _____, _____ signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as _____ 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 19th day of November, 2004.

Ardelle Moon
Notary Public
Commission expires July 19, 2008

This Instrument Was Prepared By:

Stephanie B. Shellenback, Esq.
Gardner Carton & Douglas LLP
191 North Wacker Drive, Suite 3700
Chicago, Illinois 60606



MAIL TO: { _____ }
 (Name)

{ _____ }
 (Address)

{ _____ }
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Children's Memorial Research Center
2430 North Halsted Street
Chicago, IL 60614

OR RECORDER'S OFFICE BOX NO. 128

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1-B

THAT PART OF LOTS 1 THROUGH 4, BOTH INCLUSIVE, IN GOODE'S SUBDIVISION OF LOTS 17 AND 18, AND A STRIP OF LAND 5 FEET WIDE LYING NORTH OF AND ADJOINING LOT 17 IN DUNNING'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO THAT PART OF LOTS 19 THROUGH 22, BOTH INCLUSIVE, IN DUNNING'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH OF A LINE RUNNING ALONG THE MOST SOUTHERLY AND MOST SOUTHWESTERLY PROJECTIONS OF THE 4 AND 5 STORY BRICK BUILDING COMMONLY KNOWN AS 2430 NORTH HALSTED STREET, CHICAGO, ILLINOIS, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A STRIP OF LAND 5 FEET WIDE LYING NORTH OF AND ADJOINING LOT 17 IN DUNNING'S SUBDIVISION AFORESAID, THE NORTHEAST CORNER OF SAID 5 FOOT STRIP OF LAND BEING ALSO THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST ALTGELD STREET WITH THE WEST LINE OF NORTH HALSTED STREET, AND RUNNING;

THENCE ALONG AN ASSUMED BEARING OF SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE EAST LINE OF LOTS 1 THROUGH 4 IN GOODE'S SUBDIVISION AND THE EAST LINE OF LOTS 19 AND 20 IN DUNNING'S SUBDIVISION AFORESAID, THE EAST LINE OF SAID LOTS BEING ALSO THE WEST LINE OF NORTH HALSTED STREET, A DISTANCE OF 195.50 FEET TO A POINT IN THE EAST LINE OF SAID LOT 20, SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LINE;

THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 35.23 FEET;

THENCE NORTH 43 DEGREES, 33 MINUTES, 41 SECONDS WEST, A DISTANCE OF 15.58 FEET;

THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 1.31 FEET;

THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 1.37 FEET;

THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 36.04 FEET;

THENCE SOUTH 00 DEGREES, 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 2.24 FEET;

THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 37.77 FEET TO A POINT IN THE WEST LINE OF SAID LOT 20, SAID POINT BEING THE WESTERLY TERMINUS OF THE HEREINBEFORE DESCRIBED LINE AND SAID WEST LINE OF LOT 20 BEING ALSO THE EAST LINE OF THE NORTH AND SOUTH 20.00 FOOT WIDE PUBLIC ALLEY LYING WEST OF LOTS 1 THROUGH 4 IN GOODE'S SUBDIVISION AND LOTS 19 THROUGH 22 IN DUNNING'S SUBDIVISION AFOREMENTIONED, SAID WESTERLY TERMINUS POINT BEING 188.17 FEET SOUTH OF THE SOUTH

UNOFFICIAL COPY

LINE OF WEST ALTGELD STREET AFORESAID, AS MEASURED ALONG THE EAST LINE OF SAID NORTH AND SOUTH 20.00 FOOT WIDE PUBLIC ALLEY, IN COOK COUNTY, ILLINOIS.

CONTAINING 11,949 SQUARE FEET OF LAND, MORE OR LESS.

PARCEL 2

LOT 1 AND THAT PART OF LOT 4 IN DUNNING'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PART OF LOT 4 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4 AND RUNNING; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 42 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 90 FEET; THENCE SOUTHEASTERLY TO THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 43.17 FEET; THENCE EAST ALONG SAID SOUTH LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; ALSO LOTS 1 THROUGH 4, BOTH INCLUSIVE, IN DUNNING'S SUBDIVISION OF LOTS 2 AND 3 OF DUNNING'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 20,350 SQUARE FEET OF LAND, MORE OR LESS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

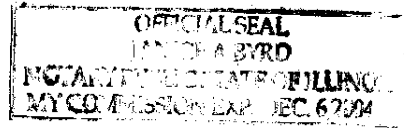
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: Dec. 2, 2004

Stephanie B. Stollenwerk
Grantor or Agent

Subscribed and Sworn to before me this 2nd day of December, 2004.

Jamie L. Boyd
Notary Public



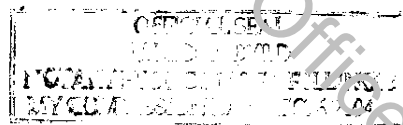
The Grantee or his agent affirms and verifies that the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: Dec. 2, 2004

Stephanie B. Stollenwerk
Grantee or Agent

Subscribed and Sworn to before me this 2nd day of December, 2004.

Jamie L. Boyd
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.)

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

Stephanie B. Sheltenback, being duly sworn on oath, states that _____ resides at _____. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
OR
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Stephanie B. Sheltenback

SUBSCRIBED AND SWORN to before me

this 2nd day of December 2004.

Janice J. Byrd
Notary public

