

QUIT CLAIM DEED

UNOFFICIAL COPY

**RECORDING REQUESTED
BY AND WHEN RECORDED
RETURN TO:**

**Kevin P. Burke, Esq.
11 E. Adams, Suite 1400
Chicago, Illinois 60603**



Doc#: 0435216106
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 12/17/2004 12:35 PM Pg: 1 of 3

FOR A VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, **LARRY BERNSTEIN**, the "GRANTOR", hereby conveys and quit claims to **717 S. ABERDEEN LLC.**, an Illinois Limited Liability Company, the real property in the City of Chicago, County of Cook, State of Illinois, to wit:

UNIT 2 IN 717 SOUTH ABERDEEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 25 IN BLOCK 1 IN MACALISTER'S SUBDIVISION OF BLOCK 7 OF CANAL TRUSTEE'S SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THERE FROM THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 25; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 3.84 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED;

THENCE SOUTH ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 15 MINUTES 30 SECONDS MEASURED CLOCKWISE, EAST TO SOUTH FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.75 FEET TO THE NORTHWEST CORNER OF A THREE STORY BRICK BUILDING COMMONLY KNOWN AS 717 SOUTH ABERDEEN STREET IN CHICAGO;

THENCE EAST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 14 MINUTES 43 SECONDS MEASURED CLOCKWISE, NORTH TO EAST FROM THE LAST DESCRIBED COURSE, BEING ALONG THE EXTERIOR FACE OF SAID BRICK BUILDING, A DISTANCE OF 14.00 FEET;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.79 FEET TO A POINT ON THE SAID NORTH LINE OF LOT 25;

THENCE WEST ALONG THE SAID NORTH LINE OF LOT 25, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED 11-22-04 AS DOCUMENT 0432716164, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

**More commonly known as: 717 S. Aberdeen, Unite 2, Chicago, Illinois 60607
Parcel No.: 17-17-411-028-0000**

THIS IS NOT HOMESTEAD PROPERTY.

**City of Chicago
Dept. of Revenue
362348**



**Real Estate
Transfer Stamp
\$0.00**

12/14/2004 12:50 Batch 03111 89

UNOFFICIAL COPY**SUBJECT TO:**

Covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the 2003 and subsequent tax years.

Dated this 13 day of December, 20 04

LARRY BERNSTEIN**BY:****LARRY BERNSTEIN**

STATE OF ILLINOIS)
) §
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

LARRY BERNSTEIN

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 he signed, sealed and delivered the said instrument as his 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 official seal, this 13 day of December, 20 04.



Notary Public

Prepared By: SMITH, HEMMESCH, BURKE & BRANNIGAN
11 East Adams, Suite 1400
Chicago, Illinois 60603-6304

Mail To: Kevin P. Burke
SMITH, HEMMESCH, BURKE & BRANNIGAN
11 East Adams Street
Suite 1400
Chicago, Illinois 60603-6304



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STATEMENT BY GRANTOR AND GRANTEE


The **grantor LARRY BERNSTEIN** 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.

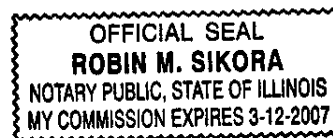
Dated: 12-14, 2004

Signature: 
Grantor or Agent

SUBSCRIBED and SWORN to before me

this 14th day of Dec., 2004.


NOTARY PUBLIC



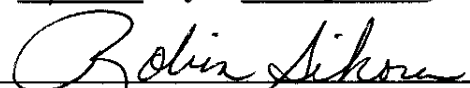
The **grantee 717 S. ABERDEEN L.L.C.** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: 12-14, 2004

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me

this 14th day of Dec., 2004.


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 Act.)