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QUIT CLAIM DEED

ILLINOIS STATUTORY
INDIVIDUAL TO LLC

Doc#: 0505341015
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/22/2005 09:53 AM Pg: 1 of 4

MAIL TO:
JOHN E. LOVESTRAND
PALMISANO & LOVESTRAND
19 S. LASALLE, SUITE 902
CHICAGO, ILLINOIS 60603

NAME/ADDRESS OF TAXPAYER:
COLIN HEBSON
618 W. FULTON
CHICAGO, ILLINOIS 60661

RECORDER'S STAMP

THE GRANTEE(S), TOMCOL LLC, an Illinois Limited Liability Company, organized and existing under and by virtue of the laws of the 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 COLIN HEBSON, of 618 W. Fulton, Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF.

Permanent Index Numbers: 14-19-315-019-0000
Commonly Known as: 3456 N. DAMEN/2011 W. CORNELIA, CHICAGO, IL

Dated this 15th day of February, 2005.

TOMCOL LLC,
an Illinois limited liability company

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

2/15/05
Date

John Lovstrand
Buyer, Seller or Representative

BY: X *Colin Hebson*
COLIN HEBSON, Its Manager

BY: X *Thomas Eggers*
THOMAS EGGERS, Its Manager

M.G.R. TITLE

COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

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 Thomas Eggers and Colin Hebson, personally known to me to be the Managers of TOMCOL LLC, an Illinois limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managers they signed and delivered their said instrument, pursuant to authority given by the Members of said company, as their free and voluntary act, and as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of February, 2005.



John E. Lovestrand
Notary Public

My commission expires: 9-4-2006

This instrument prepared by: John E. Lovestrand
PALMISANO & LOVESTRAND
19 S. LaSalle, Suite 900
Chicago, Illinois 60603

Cook County Clerk's Office

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LEGAL DESCRIPTION

Unit 2 in the DAMEN & CORNELIA CONDOMINIUM, as delineated on a Survey of the following described property:

LOT 47 IN BLOCK 1 IN C.T. YERKE'S SUBDIVISION OF BLOCKS 33, 34, 36, 41, 42, 43 AND 44 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ THEREOF) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0433419014, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Address: **Unit 2**, 3456 N. DAMEN/2011 W. CORNELIA, CHICAGO, IL 60618

Permanent Index Number: **14-19-315-019-0000** (undivided)

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.

THE TENANT OF THIS UNIT HAD NO RIGHT OF FIRST REFUSAL.

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 Grantee or anyone claiming by, through or under Grantee; (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.

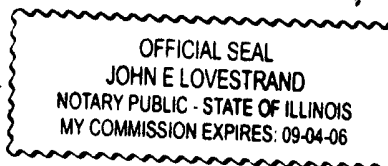
TOMCOL LLC

Dated February 15, 2005

Signature: X  _____
Its Manager

Subscribed and sworn to before me
this 15th day of February, 2005.

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 February 15, 2005

Signature: X  _____
COLIN HILSON

Subscribed and sworn to before me
this 15th day of February, 2005.

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.)