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Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY



Doc#: 0506117136
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 03/02/2005 02:17 PM Pg: 1 of 5

THE GRANTOR(S) ELENA ALVAREZ, a married woman of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to GLORIA V. ALVAREZ (GRANTEE'S ADDRESS) 763 E. OAKWOOD, CHICAGO, Illinois 60653

of the County of COOK, 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

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO:

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(s): 20-03-208-017-0000 & 20-03-208-018-0000 & 20-03-208-019-0000

Address(es) of Real Estate: 763 E. Oakwood Unit 2, Chicago, Illinois 60653

Dated this 22nd day of February, 2005.

ELENA ALVAREZ

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STATE OF ILLINOIS, COUNTY OF COOK

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

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 22nd day of February, 2005.



Be'ancourt (Notary Public)

Prepared By: GUILLERMO F. MARTINEZ AND ASSOCIATES
2651 N. MILWAUKEE AVENUE
CHICAGO, ILLINOIS 60647-

Mail To:
GLORIA V. ALVAREZ
763 E. Oakwood Unit 2
Chicago, Illinois 60653

Name & Address of Taxpayer:
GLORIA V. ALVAREZ
763 E. Oakwood Unit 2
Chicago, Illinois 60653

Notary of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "A"****LEGAL DESCRIPTION:**

PARCEL 1: UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 763 E. OAKWOOD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0421834129, IN THE NORTH 1/2 OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Commonly known as: 763 E. OAKWOOD, UNIT 2, CHICAGO, IL. 60653

PTN: 20-03-208-017-0000, 20-03-208-018-0000, 20-03-208-019-0000
affects PIQ and other property.

Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the subject unit described herein the rights and easements for the benefit of said unit 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 land described therein.

This deed is subject to all rights, easements, covenants, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the subject unit described herein the rights and easements for the benefit of said unit 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 land described therein.

This deed is subject to all rights, easements, covenants, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

There are no tenants as this is new construction. There is no right of first refusal to be waived.

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EXHIBIT "A"

SUBJECT TO DECLARATION OF EASEMENT BY GRANTOR DATED THE 20 DAY OF MARCH 2003 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0030382560, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCE AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

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CHICAGO TITLE INSURANCE COMPANY

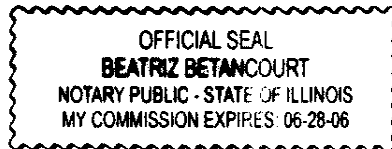
STATEMENT BY GRANTOR AND GRANTEE

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 an 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.

Date: 2-22-05

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Handwritten Name]
THIS 22nd DAY OF February
19 2005.



NOTARY PUBLIC [Handwritten 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 and hold title to real estate under the laws of the State of Illinois.

Date: 2/22/05

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Handwritten Name]
THIS 22nd DAY OF February
19 2005.



NOTARY PUBLIC [Handwritten 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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]