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QUIT CLAIM DEED
Illinois Statutory

CAUTION: CONSULT A
LAWYER BEFORE USING
OR ACTING UNDER THIS
FORM. NEITHER THE
PUBLISHER NOR THE SELLER
OF THIS FORM MAKES ANY
WARRANTY WITH RESPECT
THERETO, INCLUDING ANY
WARRANTY OF MERCHANT
ABILITY OR FITNESS FOR A
PARTICULAR PURPOSE.



Doc#: 0507605254
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 03/17/2005 02:56 PM Pg: 1 of 5

ABOVE SPACE FOR RECORDER'S USE ONLY

THE GRANTOR(S)

JOE M. MANNANCHERIL MARRIED TO MOSMI MANNANCHERIL

of the City of CHICAGO, County of COOK, State of ILLINOIS for the consideration of \$10.00 (Ten and 00/100's Dollars), and other good and valuable considerations, in hand paid, CONVEY(S) and QUIT CLAIM(S) to

JOHN M. MANNANCHERIL, MOSMI MANNANCHERIL, AND CLARICE JOHN

334 NORTH JEFFERSON STREET UNIT B, CHICAGO, IL 60661
(Name and Address of Grantees)

not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in COOK County, Illinois, commonly known as

334 NORTH JEFFERSON STREET UNIT B, CHICAGO, IL 60661, (street address) and legally described as follows:

SEE APPENDIX "A" ATTACHED HERETO AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 17-09-302-005-0000; 17-09-302-007-0000 (UNDERLYING PINS)

Address(es) of Real Estate:

**334 NORTH JEFFERSON STREET UNIT B
CHICAGO, IL 60661**

MAIL TO:
RESIDENTIAL TITLE SERVICES
1910 S. HIGHLAND AVE.
SUITE 202
LOMBARD, IL 60148

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166
AD

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DATED this 2nd day of March, 2005.

Please print or type name(s) below signature(s)

Joe M. Mannancheril (SEAL)
JOE M. MANNANCHERIL

Mosmi Mannancheril (SEAL)
MOSMI MANNANCHERIL

Clarice John (SEAL)
CLARICE JOHN

_____ (SEAL)

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joe M. Mannancheril, Mosmi Mannancheril, Clarice John personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal this 2nd day of March, 2005.

IMPRESS SEAL HERE



Keri L. Pastovich
NOTARY PUBLIC

Commission expires on 5/2/08

Prepared By: JOE M. MANNANCHERIL
334 NORTH JEFFERSON STREET UNIT B
CHICAGO, IL 60661

Mail To: JOE M. MANNANCHERIL
334 NORTH JEFFERSON STREET UNIT B
CHICAGO, IL 60661

Name & Address of Taxpayer: JOE M. MANNANCHERIL
334 NORTH JEFFERSON STREET UNIT B
CHICAGO, IL 60661

EXEMPT UNDER PROVISIONS OF PARAGRAPH E.4
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW DATE: 3/2/05

K. Pastovich
Signature of Buyer, Seller or Representative

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EXHIBIT "A"

PARCEL A:

UNIT B IN THE KINZIE STATION TOWNHOME CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

ALL THAT PART OF LOTS 2 THRU 7, BOTH INCLUSIVE, IN BLOCK 11 IN CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 11 IN CANAL TRUSTEES' SUBDIVISION; THENCE SOUTH 00 DEGREES 07 MINUTES 35 SECONDS WEST (WITH THE BASIS OF BEARINGS BEING ASSUMED) ALONG THE EAST LINE OF SAID LOT 1, BEING ALSO THE WEST LINE OF NORTH JEFFERSON STREET, A DISTANCE OF 59.63 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 47 SECONDS WEST, A DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 88 DEGREES 39 MINUTES 47 SECONDS WEST, A DISTANCE OF 122.47 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 07 SECONDS EAST, A DISTANCE OF 24.46 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 07 SECONDS EAST, A DISTANCE OF 28.16 FEET, TO A POINT ON A LINE, SAID LINE BEING DEFINED AS HAVING A WESTERLY TERMINUS ON THE WEST LINE OF LOT 11 IN BLOCK 11 AFORESAID OF CANAL TRUSTEES' SUBDIVISION WHICH IS 6.99 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 11, AS MEASURED ALONG THE WEST LINE OF LOT 11 AND HAVING AN EASTERLY TERMINUS ON THE EAST LINE OF LOT 1 AFORESAID IN SAID BLOCK 11 OF CANAL TRUSTEES' SUBDIVISION WHICH IS 7.02 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1 AS MEASURED ALONG THE EAST LINE OF LOT 1; THENCE SOUTH 89 DEGREES 43 MINUTES 43 SECONDS EAST, ALONG SAID PREVIOUSLY DESCRIBED LINE A DISTANCE OF 135.2 FEET; THENCE SOUTH 01 DEGREES 55 MINUTES 07 SECONDS WEST, A DISTANCE OF 51.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. CONTAINING 6,685.00 SQUARE FEET OF LAND MORE OR LESS.

PARCEL 2:

ALL THAT PART OF LOT 1 (A PART OF WHICH LIES WITHIN THE RIGHT OF WAY OF NORTH MILWAUKEE AVENUE, A DEDICATED STREET) AND THAT PART OF LOT 2 IN BLOCK 11 OF CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 IN CANAL TRUSTEES' SUBDIVISION; THENCE SOUTH 00 DEGREES 07 MINUTES 35 SECONDS WEST (THE BASIS OF BEARINGS BEING ASSUMED) ALONG THE EAST LINE OF LOT 1, SAID EAST LINE OF LOT 1 BEING ALSO THE WEST LINE OF NORTH JEFFERSON STREET, A DISTANCE OF 59.63 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 47 SECONDS WEST, A DISTANCE OF 49.50 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 07 SECONDS EAST, A DISTANCE OF 51.71 FEET, TO A POINT ON A LINE, SAID LINE BEING DEFINED AS HAVING A WESTERLY TERMINUS ON THE WEST LINE OF LOT 11 IN BLOCK 11 AFORESAID OF CANAL TRUSTEES' SUBDIVISION WHICH IS 6.99 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 11, AS MEASURED ALONG THE WEST LINE OF LOT 11, AS MEASURED ALONG THE WEST LINE OF LOT 11 AND AN EASTERLY TERMINUS ON THE EAST LINE OF LOT 1 AFORESAID IN SAID BLOCK 11 OF CANAL TRUSTEES' SUBDIVISION WHICH IS 7.02 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1 AS MEASURED ALONG THE EAST LINE OF LOT 1; THENCE SOUTH 89 DEGREES 43 MINUTES 43 SECONDS EAST ALONG SAID PREVIOUSLY DESCRIBED LINE, A DISTANCE OF 27.33 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF NORTH MILWAUKEE AVENUE AFORESAID;

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THENCE NORTH 44 DEGREES 10 MINUTES 58 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE OF NORTH MILWAUKEE AVENUE, A DISTANCE OF 9.84 FEET TO A POINT IN THE NORTH LINE OF LOT 1 AFORESAID IN CANAL TRUSTEES' SUBDIVISION; THENCE SOUTH 89 DEGREES 43 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK 11 OF CANAL TRUSTEES' SUBDIVISION, A DISTANCE OF 27.42 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. CONTAINING 2,707.00 SQUARE FEET OF LAND, MORE OR LESS.

ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0425431004, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FROTH IN THE KINZIE STATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 10, 2000 AS DOCUMENT 00613131, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 17-09-302-005-0000; 17-09-302-007-0000 (UNDERLYING PINS)

COMMONLY KNOWN AS: 334 NORTH JEFFERSON STREET UNIT B
CHICAGO, IL 60661

Property of Cook County Clerk's Office

UNOFFICIAL COPY
EXEMPT AND ABI TRANSFER DECLARATION STATEMENT
REQUIRED UNDER PUBLIC ACT 87-543
COOK COUNTY ONLY

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 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 March 2, 2005 [Signature]
GRANTOR OR AGENT

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

Subscribed and sworn to before me this 2nd day of March, 2005



My commission expires: 5/2/06 [Signature]
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 March 2, 2005 [Signature]
GRANTEE OR AGENT

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

Subscribed and sworn to before me this 2nd day of March, 2005



My commission expires: 5/2/06 [Signature]
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 a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act]