

UNOFFICIAL COPY



Doc#: 0509845163
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 04/08/2005 02:49 PM Pg: 1 of 4

After Recording Return to:
Return To:
Express Financial Services
National Service Center
P.O. Box 25467
Pittsburgh, PA 15220

This Instrument Prepared
by:
William E. Curphey &
Associates
2605 Enterprise Road,
Suite 155
Clearwater, Florida 33759

This space for recording information only

Mail Tax Statements To:
James K. Fischer
400 Racine 102 Avenue
Chicago, IL 60622

Non-Homestead Property:
400 Racine 203 Avenue
Chicago, IL 60622

Property Tax ID#: 17-08-141-019-1015

QUITCLAIM DEED

Tax Exempt under provision of Paragraph E
Section 31-45 Property Tax Code

[by: _____]

Dated this 23RD day of MARCH, 2005. WITNESSETH, that said GRANTOR, JAMES K. FISCHER, not individually, but as Trustee under the provisions of a Declaration of Trust known as the James K. Fischer Trust, dated August 5, 1999, of the County of Cook, State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEYS and QUITCLAIMS unto JAMES K. FISCHER, a single man, whose address is 400 Racine 102 Avenue, Chicago, IL 60622, all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 400 Racine 203 Avenue, Chicago, IL 60622; and legally described as follows, to wit:

**"SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT "A" INCLUDED HEREWITH AND
MADE A PART HEREOF"**

UNOFFICIAL COPY

Order Number: 000596584 (REVISED)
 Re: JAMES FISCHER

400 RACINE 203 AVE
 CHICAGO, IL 60622
 COOK County

EXHIBIT 'A'

ALL OF PARCEL 1:
 UNIT NUMBER 203 IN RIVER WEST VILLAGE LOFTS CONDOMINIUM AS DELINEATED
 ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 6 TO 19, INCLUSIVE, IN BLOCK 10 IN HAMBLETON'S SUBDIVISION OF LOT
 'E' IN CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 8,
 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
 COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL THAT PART OF THE EAST - WEST 48 FEET VACATED PUBLIC COURT LYING
 SOUTH, SOUTHEASTERLY AND EAST OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 6, THENCE WEST ALONG THE
 NORTH LINE OF LOT 6 EXTENDED WEST TO THE POINT OF INTERSECTION WITH A
 LINE 15 FEET SOUTHEASTERLY OF AND PARALLEL TO THE NORTHWESTERLY LINE OF
 A TRIANGULAR PART OF LOT 28 DEDICATED FOR PUBLIC ALLEY RECORDED IN THE
 OFFICE OF THE RECORDER OF DEEDS, IN COOK COUNTY, ILLINOIS, DECEMBER 30,
 1908 AS DOCUMENT 4307923; THENCE SOUTHWESTERLY TO THE POINT OF
 INTERSECTION OF A LINE, 15 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE
 OF LOTS 28 TO 33, BOTH INCLUSIVE, AND SAID LINE, 15 FEET SOUTHEASTERLY
 OF AND PARALLEL TO THE NORTHWESTERLY LINE OF A TRIANGULAR PART OF LOT
 28 DEDICATED FOR PUBLIC ALLEY RECORDED AS DOCUMENT 4307923; THENCE WEST
 ALONG SAID LINE 15 FEET SOUTH OF AN PARALLEL TO THE SOUTH LINE OF LOT
 19 EXTENDED NORTH; THENCE SOUTH ALONG THE WEST LINE OF LOT 19 EXTENDED
 NORTH AND TERMINATING AT THE NORTHWEST CORNER OF LOT 19; LYING NORTH OF
 THE NORTH LINE OF LOT 14 TO 19, BOTH INCLUSIVE, AND THE EASTERLY
 EXTENSION OF THE NORTH LINE OF LOT 14, AND LYING WEST OF THE WEST
 LINE OF LOTS 6, 7 AND 8 ALL IN BLOCK 1 IN D.M. HAMBLETON'S SUBDIVISION
 OF LOT 'E' OF CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION
 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,
 IN COOK COUNTY, ILLINOIS, AND SUBDIVISION OF BLOCK 1 OF THE SAME; ALSO
 ALL THAT PART OF THE NORTH - SOUTH 15 FEET VACATED ALLEY LYING WEST OF
 THE WEST LINE OF LOTS 7 TO 13, BOTH INCLUSIVE, LYING EAST OF THE EAST
 LINE OF LOT 14; LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE
 OF LOT 14; AND LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF
 LOT 13 TO THE SOUTHEAST CORNER OF LOT 14, ALL IN BLOCK 1 IN D.M.
 HAMBLETON'S SUBDIVISION OF LOT 'E' OF CIRCUIT COURT PARTITION OF THE
 NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE
 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF
 CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93706515 TOGETHER WITH ITS
 UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-203, A LIMITED COMMON
 ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION
 AFORESAID RECORDED AS DOCUMENT 93706515.

17-08-141-019-1015

UNOFFICIAL COPY

Permanent Real Estate Index Number: 17-08-141-019-1015
Property Address: 400 Racine 203 Avenue, Chicago, IL 650622

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN TESTIMONY WHEREOF, WITNESS the signatures of the Grantor and Grantee of the date first written above.

GRANTOR:

GRANTEE:

James K. Fischer
JAMES K. FISCHER, as Trustee under the provisions of a Declaration of Trust known as the James K. Fischer Trust, dated August 5, 1999

James K. Fischer
JAMES K. FISCHER

STATE OF ILLINOIS

COUNTY OF Cook

I, TED KOULOURIS, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JAMES K. FISCHER, as Trustee, 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 she signed, sealed and delivered the said instrument as her 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 and official seal this 23RD day of MARCH, 2005.



Ted Kouloris
Notary Public
My commission expires: 02-16-2009

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

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 March 25, 2005

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Michael Yack
this 25 day of March, 2005
Notary Public [Signature]

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Michael E. Yack, Notary Public
Green Tree Boro, Allegheny County
My Commission Expires Aug. 20, 2008
Member, Pennsylvania Association of Notaries

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 25, 2005

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Michael Yack
this 25 day of March, 2005
Notary Public [Signature]

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Michael E. Yack, Notary Public
Green Tree Boro, Allegheny County
My Commission Expires Aug. 20, 2008
Member, Pennsylvania Association of Notaries

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.

(Attached 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.)