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PREPARED BY:

Milton A. Levenfeld
Levenfeld Pearlstein
2 N LaSalle St, Suite 1300
Chicago, Illinois 60602



Doc#: 0522245099
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/10/2005 02:22 PM Pg: 1 of 4

**WHEN RECORDED
RETURN TO:**

Milton A. Levenfeld
2 N LaSalle St, Suite 1300
Chicago, Illinois 60602

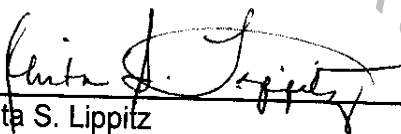
QUIT-CLAIM DEED

THE GRANTOR, RHITA S. LIPPITZ, whose address is 800 Elgin Rd, PH21, Evanston, Illinois 60201, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT-CLAIMS to RHITA S. LIPPITZ, as Trustee of the Rhita S. Lippitz Trust, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

Property Address: 800 Elgin Road, Unit 1621
Evanston, Illinois 60201
P.I.N. 11-18-119-027-0000

Dated: July 27, 2005

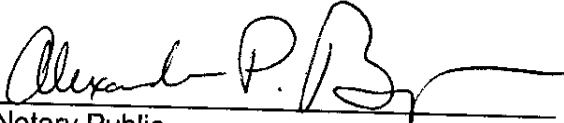

Rhita S. Lippitz

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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 RHITA S. LIPPITZ, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed 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.

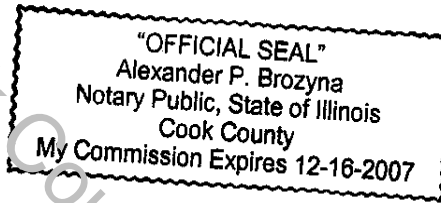
Given under my hand and official seal, this 27 day of July, 2005.



Notary Public

Send Future Tax Bills To:


Rhita S. Lippitz
800 Elgin Road, PH21
Evanston, IL 60201



Tax exempt under provisions of Section 31-45, paragraph (e) of the Recordation and Transfer Tax Act.



Buyer, Seller or Representative

CITY OF EVANSTON
EXEMPTION

CITY CLERK

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EXHIBIT A

UNIT 1621 AND PARKING UNIT P-213, IN OPTIMA HORIZONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN OPTIMA HORIZONS AMENDED AND RESTATED RESUBDIVISION, IN BLOCK 8 IN THE VILLAGE OF EVANSTON, IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 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 0421734058 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 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 ARE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to:

(a) current general real estate taxes, taxes for subsequent years and special taxes or assessments; (b) the Act; (c) the Declaration; (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (e) encroachments onto the Property, if any; (f) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (g) covenants, conditions, agreements, building lines and restrictions of record as of the Closing Date; (h) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided therefor; (i) rights of the public, the local municipality and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Parcel, (j) roads or highways, if any; (k) Purchaser's mortgage, if any; and (l) liens, encroachments and other matters over which First American Title Company is willing to insure at Seller's expense; (m) liens or encumbrances of a definite or ascertainable amount which may be removed at the time of Closing by payment of money at the time of Closing; (n) right of repurchase in favor of Grantor pursuant to paragraph 24 of the Real Estate Agreement entered into between Grantor and Grantee, which right of repurchase expires on September 5, 2005; and (o) Operating Agreement.

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STATEMENT BY GRANTOR AND GRANTEE

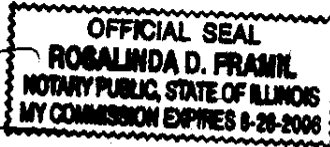
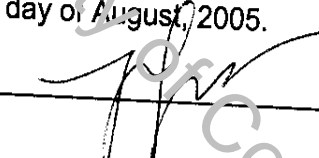
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: August 10, 2005

Signature: Milton A. Levenfeld
Milton A. Levenfeld, Agent

Subscribed and sworn to before me this 10th day of August, 2005.

Notary Public



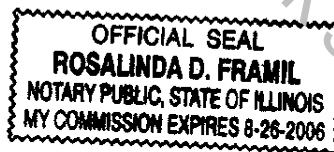
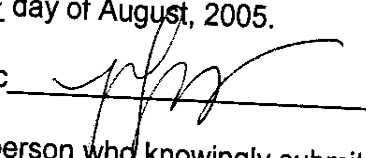
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: August 10, 2005

Signature: Milton A. Levenfeld
Milton A. Levenfeld, Agent

Subscribed and sworn to before me this 10th day of August, 2005.

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 provisions of 35 ILCS 200/31-45, real estate transfer act.)