

# UNOFFICIAL COPY

## QUIT-CLAIM DEED (ILLINOIS)

(Limited Liability Company  
to Limited Liability Company)

The Grantor, **DYNAPROP XVIII: STATE STREET LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for the consideration of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, CONVEYS and QUITCLAIMS to:

### PACESETTER DEVELOPMENT LLC

of 10 W. Hubbard St., Suite 5W,  
Chicago, Illinois 60610,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: **See attached legal description**, and hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois,

Permanent Real Estate Index Number: 17-21-414-006-0000

Address of Real Estate: **1910 S. STATE ST., UNITS G-19 and G-20  
CHICAGO, ILLINOIS 60616**

Dated this 6<sup>th</sup> day of **SEPTEMBER, 2005**.

**DYNAPROP XVIII: STATE STREET LLC**

by:

*Patrick J. Turner*

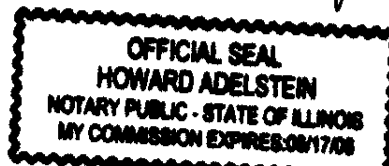
**PATRICK J. TURNER,  
PRESIDENT OF DYNAPROP DEVELOPMENT CORPORATION, ITS MANAGER**

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 **PATRICK J. TURNER, PRESIDENT OF DYNAPROP DEVELOPMENT CORPORATION, MANAGER OF DYNAPROP XVIII: STATE STREET LLC**, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as such President, as the free and voluntary act of said corporation, 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 6<sup>th</sup> day of September, 2005  
Commission Expires 06/17 2008

*Howard Adelstein*  
NOTARY PUBLIC



This instrument was prepared by: Gael Morris, of Lawrence & Morris,  
2835 N. Sheffield, Suite 232, Chicago, Illinois 60657

MAIL TO:

*Lawrence & Morris*  
2835 N. Sheffield, Suite 232  
Chicago, IL 60657

SEND SUBSEQUENT TAX BILLS TO:

*do Dynaprop Development Corp.*  
10 W. Hubbard Street, Suite 5W  
Chicago, IL 60610

BOX 334 CTI

SLP

228

8235942

CTI

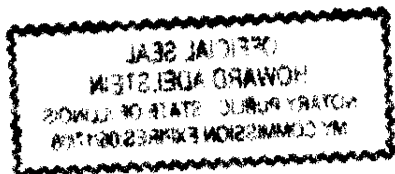


Doc#: 0525234050 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/09/2005 10:45 AM Pg: 1 of 3

216

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Property of Cook County Clerk's Office



**UNOFFICIAL COPY****LEGAL DESCRIPTION:**

UNIT NO. G-19 and G-20 IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PORTION OF LOTS 1 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: (I) non-delinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments onto the Property, if any; (IV) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (V) covenants, conditions, agreements, existing leases on the common elements, building lines and restrictions of record; (VI) 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 for in any plat of subdivision of the Project which may hereafter be recorded; (VII) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (IX) Purchaser's mortgage, if any; and (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois ("Act").

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 WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WAS NO TENANT IN THE UNIT.

Solely with respect to the property being conveyed hereunder Grantor, individually and on behalf of its sole beneficiary, Dynaprop XVIII; State Street LLC ("Dynaprop XVIII"), hereby assigns to Grantee those powers and rights of "Developer" under that certain Declaration of Condominium for Pointe 1900 on State Condominium dated July 28, 2004 and recorded with the Office of the Cook County Recorder of Deeds on August 4, 2004 as Document No. 0421739021, as amended, provided however that: (i) Grantee is not assuming any obligations or liability of Developer in any way relating to that property within Pointe 1900 on State Condominium on the date hereof (collectively, the "Phase 1 Obligations"); and (ii) Grantor, individually and on behalf of Dynaprop XVIII, acknowledges that it remains responsible for the Phase 1 Obligations.

Exempt under Real Estate Transfer Tax Act Sec. 4  
Par. \_\_\_\_\_ & Cook County Ord. 85104 Par. \_\_\_\_\_

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his or 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: Sept 6, 2005

Signature: \_\_\_\_\_

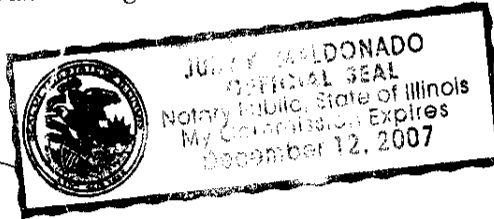
Grantor or agent

Signature: \_\_\_\_\_

Grantor or agent

SUBSCRIBED AND SWORN TO before me  
this 6th day of September, 2005.

Judy K. Maldonado  
Notary Public



The grantee or his 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: Sept 6, 2005

Signature: \_\_\_\_\_

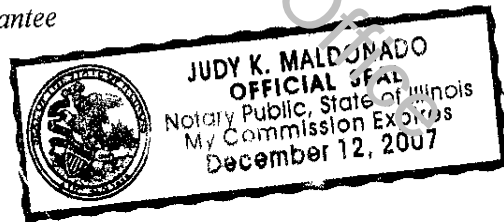
Grantee

Signature: \_\_\_\_\_

Grantee

SUBSCRIBED AND SWORN TO before me  
this 6th day of September, 2005.

Judy K. Maldonado  
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 §4 of the Illinois Real Estate Transfer Tax Act.)