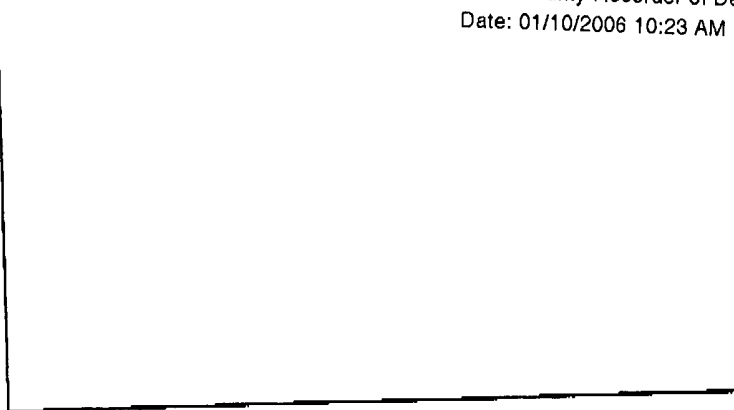




Doc#: 0601041051 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/10/2006 10:23 AM Pg: 1 of 5

**QUIT CLAIM DEED
Statutory (ILLINOIS)
(Individual to Individual)**



(Above Space for

Recorder's Use Only)

THE GRANTOR (S) 824 W. Superior Investment Group, Inc., an Illinois corporation, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and QUIT CLAIM(S) to Regency Development Group, LLC, all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 824 W. Superior Avenue, Parcel B, Chicago, Illinois 60622 and legally described as:

See Legal Description Attached hereto

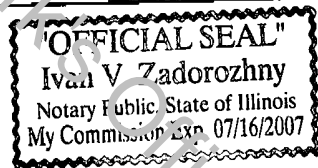
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number (s): 17-08-210-004-0000
Address(es) of Real Estate: 824 W. Superior Avenue, Parcel B, Chicago, Illinois 60622

Dated this 30th day of November, 2005.
824 W. Superior Investment, Inc.

By: *Alexander Troyanovsky* (SEAL) _____ (SEAL)
Alexander Troyanovsky, President

PLEASE
TYPE NAMES
BELOW
SIGNATURE(S)



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 Alexander Troyanovsky, President of 824 W. Superior Investment Group, Inc., 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, 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 30th day of November, 2005.

Commission expires 07/16/2007 *Ivan V. Zadorozhny*
NOTARY PUBLIC

This instrument was prepared by Mitchell B. Ruchim & Associates P.C., 3000 Dundee Road, Suite 310, Northbrook, Illinois 60062.

UNOFFICIAL COPY

MAIL TO:

Mitchell B. Ruchim
Mitchell B. Ruchim & Associates P.C.
3000 Dundee Road, Suite 310
Northbrook, Illinois 60062

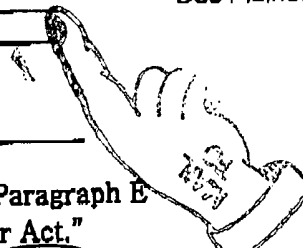
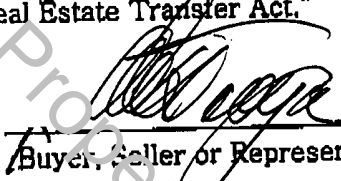
SEND SUBSEQUENT TAX BILLS TO:
Regency Development Group, LLC
2980 S. River Road
Des Plaines, Illinois 60018

OR

Recorder's Office Box No. _____

"Exempt under provisions of Paragraph E
Section 4 Real Estate Transfer Act."

11/30/05
Date



Buyer, Seller or Representative

Property of Cook County Clerk's Office

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PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL B:

(FIRST FLOOR)

THAT PART OF LOTS 15 TO 20 INCLUSIVE IN BLOCK 7 IN RIDGELY'S ADDITION TO CHICAGO. A SUBDIVISION OF BLOCKS 5, 9, 10, 12, 14, 15, AND 16 OF ASSESSOR'S DIVISION IN THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 20 AFORESAID, THENCE NORTH 0 DEGREES 03 MINUTES 59 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 20, BEING ALSO THE EAST LINE OF NORTH GREEN STREET, 71.46 FEET TO A POINT, SAID POINT BEING 29.03 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 1.80 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.73 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 2.61 FEET; THENCE NORTH 10 DEGREES 25 MINUTES 22 SECONDS EAST, 3.22 FEET TO A POINT, SAID POINT BEING 25.15 FEET (AS MEASURED PERPENDICULARLY) SOUTH OF THE NORTHLINE OF LOT 20 AFORESAID; THENCE SOUTH 77 DEGREES 58 MINUTES 06 SECONDS EAST, 30.16 FEET TO A POINT, SAID POINT BEING 31.53 FEET (AS MEASURED PERPENDICULARLY) SOUTH OF THE NORTH LINE OF LOT 19 AFORESAID; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 10.49 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 8.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 22.48 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 6.09 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 5.96 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 1.41 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 20.26 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 3.49 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 6.82 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1.98 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 2.96 FEET TO A POINT ON THE SOUTH LINE OF LOT 19 AFORESAID, SAID POINT BEING 39.23 FEET (AS MEASURED ALONG THE SOUTH LINE OF LOTS 19 AND 20 AFORESAID) EAST OF THE SOUTHWEST CORNER OF LOT 20 AFORESAID; THENCE SOUTH 89 DEGREES 47 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF LOTS 19 AND 20 AFORESAID, BEING ALSO THE NORTH LINE OF WEST SUPERIOR STREET, 39.23 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING;

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +20.50 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +36.24 FEET, CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.
AREA = 2,804 SQUARE FEET OR 0.0644 ACRES.

ALSO;

(FIRST FLOOR)

THAT PART OF LOTS 15 TO 20 INCLUSIVE IN BLOCK 7 IN RIDGELY'S ADDITION TO CHICAGO, A

UNOFFICIAL COPY

SUBDIVISION OF BLOCKS 5, 9, 10, 12, 14, 15 AND 16 OF ASSESSOR'S DIVISION IN THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 20 AFORESAID, THENCE NORTH 0 DEGREES 03 MINUTES 59 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 20, BEING ALSO THE EAST LINE OF NORTH GREEN STREET, 71.46 FEET TO A POINT, SAID POINT BEING 29.03 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE CONTINUING NORTH 0 DEGREES 03 MINUTES 59 SECONDS WEST, ALONG SAID WEST LINE, 13.92 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH 0 DEGREES 03 MINUTES 59 SECONDS WEST, ALONG SAID WEST LINE, 13.68 FEET TO A POINT, SAID POINT BEING 1.43 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF THE NORTHWEST CORNER OF LOT 20 AFORESAID; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 34.65 FEET TO A POINT, SAID POINT BEING 1.54 FEET (AS MEASURED PERPENDICULARLY) SOUTH OF THE NORTH LINE OF THE LOT 19 AFORESAID; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 7.04 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 7.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 1.98 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 2.03 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 20.26 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 4.79 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 54 SECONDS WEST, 43.67 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING;

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +20.50 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +36.37 FEET, CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.
AREA = 533 SQUARE FEET OR 0.0122 ACRES.

Parcel ID Number: 17-08-210-004 U/L

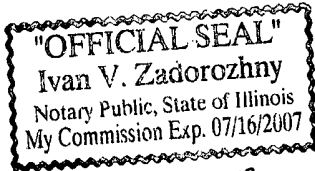
Cook County Clerk's Office

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 December 23, 2005



SIGNATURE

Grantor or Agent

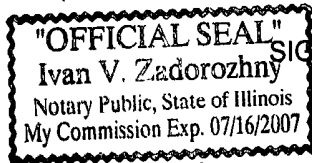
ALEXANDER TROHANOUSKY

Subscribed and sworn to before me by the said Grantor this 23rd day of December, 2005.

Notary Public Ivan V. Zadorozhny

THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, 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 December 23, 2005



SIGNATURE

Grantee or Agent

ALEXANDER TROHANOUSKY

Subscribed and sworn to before me by the said Grantee this 23rd day of December, 2005.

Notary Public Ivan V. Zadorozhny

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.