

# UNOFFICIAL COPY

**QUIT CLAIM DEED  
Statutory (Illinois)  
(Corporation to Corporation)**

THE GRANTOR, FLW International, LLC, 7115 W. North Avenue, #313, Oak Park, Illinois 60302, an Illinois Corporation, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JLS Realty, LLC the following Described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc#: 0602403173 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/24/2006 04:28 PM Pg: 1 of 3

Property Address: 1147 West Ohio Street, Unit 204, Chicago, Illinois 60622

PIN: 17-08-237-037-0000

Legal Description:

UNIT NUMBER 204 IN THE 1147 WEST OHIO CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE: PARCEL 1: LOT 1 IN BLOCK 25 IN OGDEN'S ADDITION TO CHICAGO IN NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND PARCEL 2: LOTS 32 TO 35 AND THE EAST 0.14 FEET OF THE NORTH-SOUTH PUBLIC ALLEY LYING WEST OF AND ADJOINING SAID LOT 32 IN BLOCK 25 IN OGDEN'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26419202 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT ONLY TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEARS.

Subject only to the following, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

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DATED this 18 day of January, 2006

FLW International, LLC

By: [Signature]  
Its President

State of Illinois            )  
  )     SS.  
County of Cook             )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Joseph Flowers, President of FLW International, 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 a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, the 18 day of January, 2006.

[Signature]  
Notary Public

My Commission Expires: 6-2-08



This Instrument was prepared by:

GARDINER KOCH & WEISBERG  
53 West Jackson Boulevard, Suite 950  
Chicago, Illinois 60604  
(312) 362-0000

Mail to:  
GARDINER KOCH & WEISBERG  
53 West Jackson Boulevard, Suite 950  
Chicago, Illinois 60604

Send Subsequent Tax Bills to:  
JLS Realty, LLC  
7115 West North Avenue  
Oak Park, Illinois 60302

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## 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.

Date 12/18, 1906 Signature [Signature]  
 (Grantor or agent)

Subscribed and sworn to before me  
 by the said \_\_\_\_\_  
 this 18 day of January, 1906

Notary Public Grace Lemmon



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.

Date 1/18, 1906 Signature [Signature]  
 (Grantee or agent)

Subscribed and sworn to before me  
 by the said \_\_\_\_\_  
 this 18 day of January, 1906

Notary Public Grace Lemmon



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)