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QUIT CLAIM DEED

This instrument prepared by:
David L. Reich, Esq.
Lawrence, Kamin, Saunders
& Uhlenhop, L.L.C.
208 South LaSalle, Suite 1750
Chicago, Illinois 60604



Doc#: 0607527056 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2006 10:30 AM Pg: 1 of 3

After recording mail to:
David L. Reich, Esq.
Lawrence, Kamin, Saunders
& Uhlenhop, L.L.C.
208 South LaSalle, Suite 1750
Chicago, Illinois 60604

THE GRANTOR(S), **KENNETH A. SCHROEDER AND MARGARET ANN TEMPLE** of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEY and QUIT CLAIM to: ENCORE LLC, of 1734 N. Cleveland Ave. Chicago, IL.,** all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 2 IN THE PROPOSED 3312 NORTH RAVENSWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 4, 5 AND 6 IN BLOCK 2 IN GROSS PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 39 AND 50 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER AND THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER AND THE EAST HALF OF THE SOUTH EAST QUARTER THEREOF) IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96099225 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

THE UNIT WAS VACANT PRIOR TO CONVERSION OF THE BUILDING TO CONDOMINIUM.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, 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.

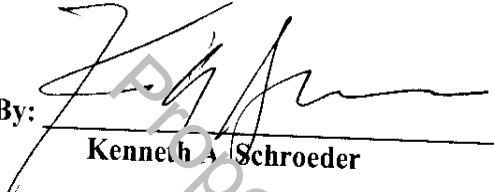
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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-19-421-038-1002

Common Address: 3312 N. Ravenswood, Unit 2, Chicago, IL.

Dated this 13th day of March, 2006.


By: 
Kenneth A. Schroeder


Margaret Ann Temple

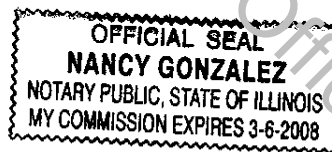
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County in the State aforesaid, **DOES HEREBY CERTIFY** that Kenneth A. Schroeder and Margaret Ann Temple are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 13th day of March, 2006.

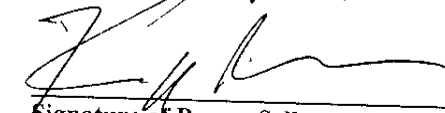

Notary Public

Mail Subsequent Tax Bills to:
Kenneth A. Schroeder
1734 N. Cleveland Avenue
Chicago, IL. 60614



Exempt Under Provision of
Paragraph E Section 4,
Real Estate Transfer Act

Date: 3/13/06


Signature of Buyer, Seller or Representative

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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 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 3.13.06

Signature Sue Malon
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent
THIS 13th DAY OF March,
2006.



NOTARY PUBLIC Suzanne R Hennessey

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 3.13.06

Signature Sue Malon
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent
THIS 13th DAY OF March,
2006.



NOTARY PUBLIC Suzanne R Hennessey

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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]