

Doc#: 0608131065 Fee: \$30.50 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds

Date: 03/22/2006 01:19 PM Pg: 1 of 4

MAIL TO:

Diemer & Korzeniowski, P.C. 908 N. Wolcott Ave., #1 Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO:

Kurt W. Roemer Tracy E. Schwartz 1735 W. Diversey Parkway, #402 Chicago, IL 60614

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QUITCLAIM DEED

Statutory (Illinois)

THE GRANTOR Kurt W. Roemer, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND QUITCLAIM(S) to Kra W. Roemer and Tracy E. Schwartz, not in Tenancy in Common but in JOINT TENANCY, with right of survivorship, all interest in the following described real estate situated in the County of COOK, State of Vitir ois, to wit:

SEE EXHIBIT A ATTACHED HER ETO AND MADE A PART HEREOF.

Permanent Index Number(s): 14-30-4-2-030-0000

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Property Address: 1735 W. Diversey Park 129, #402 & PU-7, Chicago, Illinois 60614

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in JOINT TENANCY with right of survivorship forever.

Dated this day of	, 20 <u>C/6</u> .
	Kut W. Roem
	Kurt W. Roemer
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 Kurt W. Roemer, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this Day of March 20 0

My commission expires: 1/25/

OFFICIAL SEAL
JULIE E. DIEMER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES LISTEDID.

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State of Illinois DEPARTMENT OF REVENUE STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that this deed represents a transaction exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

Dated this May of March, 2006.

Signature of Buyer, Seller, or their Representative

THIS DOCUMENT PREPARED BY:

Diemer & Korzeniowski, P.C.
908 N. Wolcott, #1
Chicago, Illinois 60622

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EXHIBIT A

Parcel A: Unit 402 and PU-7 in the Regal Condominiums, as delineated on the survey of the following described real estate:

Parcel 1: Lot 1 and the North 16 feet of Lot 2 in Luetgert's Subdivision of Block 1 in Fullerton's 4th Addition to Chicago, a Subdivision in the North 1/2 of the Southeast 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The strip of land (formerly the East and West alley, but now vacated) 16 feet wide lying South and adjoining the whole length of that part of the South line of that part of Lot 1 lying East of the West 175 feet of said Lot 1, the West line of said strip being the East line of said Lot 2 in Luetgert's Subdivision, afores² d, in Cook County, Illinois.

Parcel 3: I ot 3 in the Subdivision of Lot 2 in Luetgert's Subdivision of Block 1 in Fullerton's 4th Addition to Chicago, aftersaid, in Cook County, Illinois.

Parcel 4: The West 1/2 of that part of North Hermitage Avenue vacated, lying South of the South line of Diversey Parkway and North of the South line (extended West across said vacated Avenue) of the North 70 feet of Lot 2 in the Northwestern Terra Cotta Company's Resubdivision of part of the Northeast 1/4 of the Southeast 1/4 of Section 30, To anship 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5: That part of Lot 3 in the Resultivision, aforesaid, by the Northwestern Terra Cotta Company, described as follows: Beginning at the North ast corner of said Lot 3; thence West on the North line of said Lot, 132.92 feet; thence Southeasterly of a curved line radius 163.05 feet curved convex to the Northeast and concentric to and 8.75 feet North aste ly of the center line of Industrial Railroad Track, as now located, a distance of 103.51 feet to an intersection with the South line of the North 70 feet of Lot 2, aforesaid, extended West; thence East on said line, 42 feet to the East line of Lot 3; thence North 45 feet to the point of beginning, in Cook County, Illinois.

Parcel 6: That part of Lot 3 (sometimes called Block 3) in Nov? western Terra Cotta Company's Resubdivision of a part of the Northeast 1/4 of the Southeast 1/4 of Sec ion 30, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at the point of intersection of the West line of the East 15.32 feet of said Lot 3 (sometimes also called Block 3) with a line 890 feet North of and parallel with the South line of said Lot 3 (sometimes also called Block 3); and running thence West on the last above mentioned parallel line, a distance of 189 feet; thence North parallel with the East line of said Lot 3 (sometimes also called Block 3), a distance of 42.38 feet; thence West, a distance of 95.33 feet to a point 931.63 feet North of a Westward extension of said South line of Lot 3 (sometimes also called Block 3); thence Northwardly, Eastwardly and Southwardly along the arc of a circle having a 102.02 of 142.16 feet and convex Westerly, Northerly and Easterly, a distance of 446.62 feet to a point on said. West line of the East 15.32 feet, a distance of 43.83 feet to the point of beginning (except therefrom the West line of the East 15.32 feet, a distance of 43.83 feet to the point of beginning (except therefrom the Part of the foregoing Parcel which lies South of a line which is 972 feet North of and parallel with said South line and a Westward extension thereof of said Lot 3), all in Cook County, Illinois

Which survey is attached to the Declaration of Condominium recorded as Document No. 00038514, together with an undivided interest in the common elements.

Parcel B: The exclusive right to Storage Locker S-55, a limited common element, as delineated on the survey attached to the Declaration of Condominium recorded as Document No. 00038514.

Permanent Index Number(s): 14-30-403-091-1055 & -1157

Property Address: 1735 W. Diversey, Units 402 & PU-7, Chicago, IL 60614

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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 Grantor 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 116/10/10 8 , 20 06	
Signature:	Grantor or Agent
Subscribed and sworn to before me	OFFICIAL SEAL
by the said Julie Liver were this DH day of the	Notary Public - State of Illinois
Notary Public Waram Tway Vi	DANA M. PRASAUSKAS
Trocary I would warm Jugan the	My Comm. Expires MAY 05, 2007

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.

Subscribed and sworn to before me
by the said Julie Diemer Than 2007
Notary Public Wan am The author

Signature: Grantee or Agent

OFFICIAL SEAL
Notary Public - State of Illinois
DANA M. PRASAUSKAS
My Comm. Expires MAY 05, 2007

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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Revised 10/02-cp