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Chicago Title Insurance Company

QUIT CLAIM DEED  
ILLINOIS STATUTORY

Doc#: 0614541070 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/25/2006 11:23 AM Pg: 1 of 5

REPUBLIC TITLE CO.

Property of Cook County Clerk's Office

THE GRANTOR, BLUE SKY REAL ESTATE, LLC, an Illinois Limited Liability Company, of the City of Glenview, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to 2652 WEST RASCHER, LLC, an Illinois Limited Liability Company, 4350 D'Arcy Center, Suite E, Glenview, Illinois 60025 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

"See legal description attached hereto and made a part hereof".

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

Permanent Real Estate Index Numbers: 13-12-211-019-0000 and 13-12-211-020-0000

Address of Real Estate: 2652 West Rascher, Unit 203, Chicago, Illinois 60625

Dated this 12 day of May, 2006.

BLUE SKY REAL ESTATE, LLC, an Illinois Limited Liability Company

By: Alex Gershbeyn  
Manager

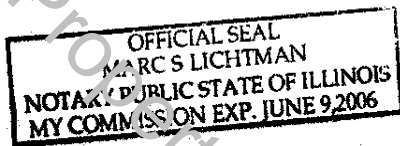
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**UNOFFICIAL COPY**STATE OF ILLINOIS, COUNTY OF Lake ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alex Gershbeyn, 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 12<sup>th</sup> day of May, 2006



(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: 5/12/2006

Signature of Buyer, Seller or Representative

**Prepared By:** Marc S. Lichtman  
Attorney at Law  
Marc S. Lichtman & Associates, Ltd.  
222 North LaSalle Street  
Suite 200  
Chicago, Illinois 60601

**Mail To:**  
2652 West Rascher, LLC, an Illinois Limited Liability Company  
4350 DiPaolo Center  
Suite E  
Glenview, Illinois 60025

**Name & Address of Taxpayer:**  
2652 West Rascher, LLC, an Illinois Limited Liability Company  
4350 DiPaolo Center  
Suite E  
Glenview, Illinois 60025

**UNOFFICIAL COPY****LEGAL DESCRIPTION RIDER****LEGAL DESCRIPTION****PARCEL 1:**

Unit 203 in the 2652 West Rascher Condominium as delineated and defined on the Plat of Survey of the following described parcel of real estate:

Lots 869 and 870 in William H. Britigan's Budlong Woods Golf Club Addition Number 3, being a Subdivision of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , except that Part lying Northeasterly of Lincoln Avenue and except that Part taken for Streets in Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, also that Part of the North  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  lying West of Lincoln Avenue in said Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit B to the Declaration of Condominium Ownership for 2652 West Rascher Condominium Association made by 2652 West Rascher, LLC and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0527239095, as amended from time to time, together with its undivided percentage interest in the common elements.

**PARCEL 2:**

Unit P- 8, a Parking Space in the 2652 WEST RASCHER CONDOMINIUM, as delineated on a survey of the following described real estate:

Lots 869 and 870 in William H. Britigan's Budlong Woods Golf Club Addition Number 3, being a Subdivision of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , except that Part lying Northeasterly of Lincoln Avenue and except that Part taken for Streets in Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, also that Part of the North  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  lying West of Lincoln Avenue in said Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 3:**

The exclusive right to the use of storage space 14, a limited common element, as delineated in the aforesaid Declaration of Condominium as S- 14 recorded in Cook County, Illinois.

Commonly known as: 2652 West Rascher, Unit 203, Chicago, Illinois.

Permanent Index Number: 13-12-211-019 and 13-12-211-020

Grantor also hereby Grants to 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, 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.

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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.

The Tenant of unit has waived or has failed to exercise the right of first refusal.

## SUBJECT TO:

- (a) General real estate taxes for the previous and current year not yet due and payable and for subsequent years, including taxes which may accrue by reason of new additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions agreements, conditions, party wall rights and building lines of record;
- (d) The Condominium Property Act of the State of Illinois;
- (e) Survey attached as Exhibit E to the Declaration of Condominium Ownership for 2652 West Rascher Condominium Association recorded on September 29, 2005 as document number 0527239095 for 2652 West Rascher Condominium Association;
- (f) Declaration of Condominium Ownership for 2652 West Rascher Condominium Association recorded on September 29, 2005 as document number 0527239095;
- (g) Applicable zoning and building laws and ordinances; and
- (h) Plats of dedication and plats of subdivision and covenants thereon.

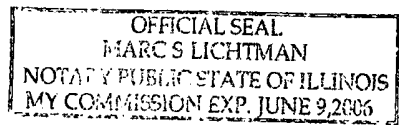
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## STATEMENT BY GRANTOR AND GRANTEE

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.

Dated May 12, 2006 Signature: Alex Gershberg  
Grantor or Agent

Subscribed and sworn to before me  
by said Alex Gershberg  
this 12 day of May, 2006.

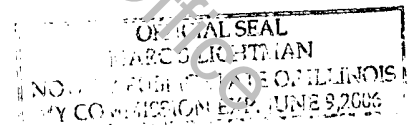


Notary Public M. Lichtman

The grantee 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 May 12, 2006 Signature: Alex Gershberg  
Grantee or Agent

Subscribed and sworn to before me  
by said Alex Gershberg  
this 12 day of May, 2006.



Notary Public M. Lichtman

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 Section 4 of the Illinois Real Estate Transfer Act.)