

UNOFFICIAL COPY



Doc#: 0614517005 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/25/2006 12:54 PM Pg: 1 of 4

QUIT CLAIM DEED

ILLINOIS STATUTORY
(Corporation to Individual)

THE GRANTOR, 2721 West Summerdale Building Corporation, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Board of Directors and Shareholders of the said corporation,

for and in consideration of good and valuable considerations in hand paid, (including the surrender of the Grantee's shares of stock in the Grantor Corporation) **CONVEYS** and **QUIT CLAIMS** unto

Vera Koznatz and Russell Koznatz, as joint tenants with right of survivorship and not as tenants in common,

GRANTEE, 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

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, along with all covenants, conditions, and restrictions of record; public and utility easements; and general real estate taxes for the year 2005 and subsequent years.

THE GRANTEE HEREIN was the Tenant of the unit being conveyed herein prior to the conversion of the building to a condominium.

Permanent Index Number (PIN): 13-12-222-053-0000
Property Address: 2721 W. Summerdale, Chicago, Illinois

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its _____ President and attested by its Asst. Secretary, this 9th day of December, 2005.

2721 WEST SUMMERDALE BUILDING CORPORATION

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF SECTION 31-45 (e) OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW; PARAGRAPH 4, (e) OF THE COOK COUNTY TRANSFER TAX ORDINANCE; AND SECTION 3-33-060 (e) OF THE CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE

By: Spiro Moumouris
Spiro Moumouris
Its President

Attest: John Moumouris
John Moumouris
Its Assistant Secretary

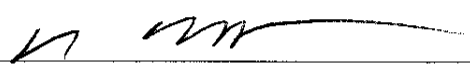
12/9/05 in m Att. J. Siller
DATE BUYER, SELLER OR REPRESENTATIVE

UNOFFICIAL COPY

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 Spice Mammis, personally known to me to be the _____ President of 2721 West Summerdale Building Corp. and John Mammis, personally known to me to be the Assistant Secretary of the said corporation, and 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 severally acknowledged that as such _____ President and Asst. Secretary, they signed, sealed and delivered the instrument as their free and voluntary act, and as the free and voluntary act of the said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 02 day of December, 2005.



Notary Public



This instrument was prepared by:

Michele S. Kurlander, 155 N. Michigan, Suite 620, Chicago, Illinois 60601

MAIL TO:

MICHELE KURLANDER
155 N. MICHIGAN
SUITE 620
CHICAGO, ILL. 60601

SEND SUBSEQUENT TAX BILLS TO:

(And Grantee's Address Is)
Vera Koznatz
Unit 2E, 2721 W. Summerdale Ave.
Chicago, Illinois 60625

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

PARCEL 1:

Unit 2E in the 2721 WEST SUMMERDALE CONDOMINIUM as delineated on a survey of the following described real estate:

Lot 101 and the East ½ of Lot 102 in William H. Britigan's Budlong Woods Golf Club Addition being a Subdivision of the South ½ of the West ½ of the Northeast ¼ of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "D" to the Declaration of Condominium Recorded as Document Number 0534219022, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

The exclusive right to the use of Parking Space P-2E and Storage Spaces S-2E-A and S-2E-B, limited common elements, as delineated on the survey attached to the Declaration aforesaid, recorded as Document Number 0534219022.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

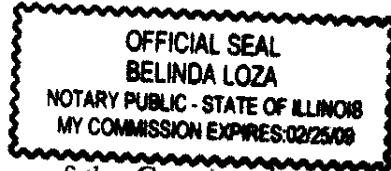
The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 25, 2006

Signature: [Signature] (ATTY)
Grantor or Agent

Subscribed and sworn to before me

By the said MICHELLE KUCERA-SMITH
This 25th day of May, 2006.
Notary Public [Signature]



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 title to real estate under the laws of the State of Illinois.

Date MAY 25, 2006

Signature: [Signature] (ATTY IN FACT)
Grantee or Agent

Subscribed and sworn to before me

By the said MICHELLE KUCERA-SMITH, ATTY IN FACT
This 25th day of May, 2006.
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of **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.)