

# UNOFFICIAL COPY

**This Document Prepared By  
and after Recording Mail to:**

Belgravia Group, Ltd.  
833 North Orleans Street, Suite 400  
Chicago, Illinois 60610  
Attn: Jeremy E. Reis, Esq.



**Doc#: 0617845142 Fee: \$32.50**  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/27/2006 02:50 PM Pg: 1 of 5



## QUIT CLAIM DEED

THIS INDENTURE made this 27<sup>th</sup> day of June, 2006, between WRIGHTWOOD DEVELOPMENT PARTNERS, LLC, an Illinois limited liability company, 833 North Orleans Street, Suite 400, Chicago, Illinois 60610, 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, as Grantor, and HARTLAND PARK MASTER HOMEOWNERS' ASSOCIATION, an Illinois not-for-profit corporation, of 833 North Orleans Street, Suite 400, Chicago, Illinois 60610, 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, as Grantee.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does CONVEY and QUIT CLAIM unto the Grantee, and to its heirs and assigns, FOREVER, all of the following described real estate (the "Property"), situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOTS CA-2 AND TH-STAIR-1 THROUGH TH-STAIR-5, INCLUSIVE, EACH IN HARTLAND PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 3 IN THE NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 20, 2004, AS DOCUMENT NUMBER 0435534098, IN COOK COUNTY, ILLINOIS.

CURRENT TAX PARCEL IDENTIFICATION NUMBER: 14-30-403-128-0000, 14-30-403-188-0000, 14-30-403-189-0000, 14-30-403-190-0000, 14-30-403-191-0000, 14-30-403-192-0000

COMMON ADDRESS: Hartland Park Subdivision, Chicago, Illinois

Grantor reserves to itself and its successors and assigns, and Grantee hereby grants to Grantor and its successors and assigns, the rights and powers set forth on Exhibit "A" attached hereto and made a part hereof.

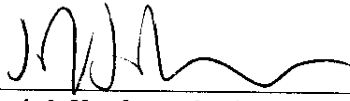
[Signature Page Follows]

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IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

WRIGHTWOOD DEVELOPMENT PARTNERS, LLC, an Illinois limited liability company

By: BELGRAVIA GROUP, LTD., an Illinois corporation, its manager

By:   
\_\_\_\_\_  
Jacob J. Kaufman, Senior Vice President

Property of Cook County Clerk's Office



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## Exhibit A

### Power of Attorney.

- (a) Appointment and Acceptance of Power of Attorney. Grantee hereby appoints, designates and creates in Grantor, and its successors and/or assigns, a Power of Attorney on behalf of Grantee for the purposes set forth herein.
- (b) The Power of Attorney. The Power of Attorney is an irrevocable power of attorney to execute, acknowledge, file, register and/or record such instruments as may be desirable or necessary to effectuate the provisions of the Declaration of Covenants, Conditions, Restrictions and Easements for Hartland Park Master Homeowners' Association recorded on October 11, 2005 as Document Number 052418110 and re-recorded on October 12, 2005 as Document Number 0528527027 (the "Master Declaration"), the Planned Residential Development No. 797 (the "Planned Development"), the Plat of Hartland Park Subdivision recorded on December 20, 2004, as Document Number 0435534098 (the "Plat") and any other documents associated with the foregoing. By acceptance of this Indenture, Grantee hereby confers onto Grantor this Power of Attorney, without further written consent, and hereby authorizes Grantor to enter into any contracts, applications permits, utility agreements, leases, agreements, dedications, grants, tax divisions, easements to adjacent property owners, other easements, releases, subdivisions or resubdivisions, amendments to the Planned Development (including, but not limited to, any amendments to the Planned Development to include additional adjacent property), the Master Declaration and the Plat which will affect the use of the Property after the date hereof. If requested by Grantor, Grantee agrees to execute and deliver to Grantor a Power of Attorney further memorializing Grantor's authority to act on Grantee's behalf for these matters without obtaining Grantee's signatures for the same. This Power of Attorney shall apply to Grantee's successors in title including any mortgagees or any individual, partnership, corporation, limited liability company, trust or other entity whomsoever. The rights of Grantor to act pursuant to rights reserved or granted herein shall terminate at such time as neither Grantor, Hartland Park Townhomes LLC or Hartland Park II LLC holds or controls title to any Lot (as defined in the Master Declaration) under construction or intended by Grantor to be constructed upon the Development Site (as defined in the Master Declaration) and/or the Common Areas (as defined in the Master Declaration).
- (c) Reservation of Rights and Deed Restriction. Each deed, mortgage, trust deed, or other evidence of obligation affecting the Property or conveyance of any portion of the Property upon the acceptance thereof shall be deemed to be a grant and acknowledgement of and a covenant and reservation of the power of Grantor to act pursuant to this Indenture. Grantee shall disclose to all of its purchasers the reservation of rights to Grantor as set forth herein and shall put said reservation of rights in any subsequent deed to a purchaser of the Property.

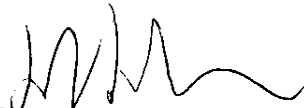
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## STATEMENT BY GRANTOR / GRANTEE

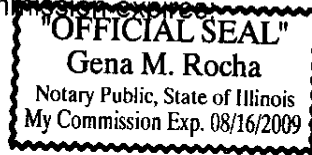
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

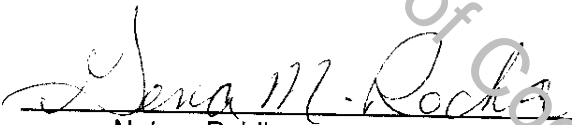
Dated: June 27, 2006

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF June, 2006

  
\_\_\_\_\_  
Signature

My commission expires: Aug. 16, 2009




  
\_\_\_\_\_  
Notary Public

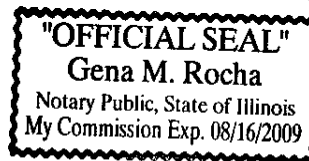
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate under the laws of the State of 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.

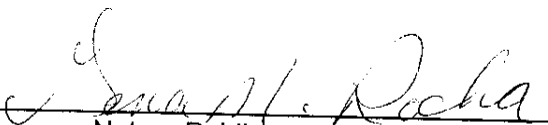
Dated: June 27, 2006

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF June, 2006.

  
\_\_\_\_\_  
Signature

My commission expires: August 16, 2009



  
\_\_\_\_\_  
Notary Public

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.]