

# UNOFFICIAL COPY

## DEED

Prepared by:  
Neil S. Zweiban, Esq.  
3295 N. Arlington Heights  
Road, Suite 113  
Arlington Heights, IL. 60004



Doc#: 0624026157 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/28/2006 03:01 PM Pg: 1 of 5

Above Space for Recorder's Use Only

### THE GRANTORS

ANTHONY R. GROSCH AND SUSAN M. GROSCH, as Tenants by the entirety,  
Of Unit 2405, 130 North Garland Court, of the City Chicago County of Cook, State of Illinois 60602  
for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, CONVEY and QUITCLAIM to

The Heritage at Millennium Park, LLC, a Delaware Limited Liability Company, (THE  
GRANTEE), all of their rights and interest in the following described Real Estate (BEING THE  
DESIGNATED PARKING LOT SPACE P-5-32) situated in the County of Cook in the State of Illinois,  
to wit:

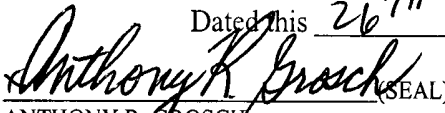
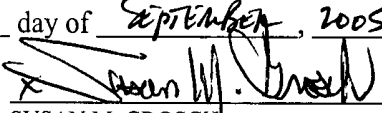
See Legal Description on attached Exhibit "A"

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the  
State of Illinois as to said parking space unit 5-32. SUBJECT TO: The "Permitted Encumbrances" listed  
on Exhibit "B", if any, attached hereto and incorporated herein for all purposes and to General Taxes for  
2005 and subsequent years.

Permanent Index Number (PIN) (~~PIN HAS NOT YET BEEN DIVIDED~~) **17-10-309-013-1389**  
~~17-10-309-001; 17-10-309-003; 17-10-309-004; 17-10-309-005; 17-10-309-006; 17-10-309-007;~~  
~~17-10-309-008; 17-10-309-010; 17-10-309-011; (the "Property")~~

Address of Real Estate: Parking space unit 5-32  
130 North Garland, Unit 2405, Chicago, IL 60602

PURSUANT TO THE IL. REAL ESTATE TRANSFER ACT, THIS IS AN EXEMPT TRANSACTION  
UNDER SECTION c, PARAGRAPH e

Dated this 26<sup>TH</sup> day of September, 2005  
 (SEAL)  
ANTHONY R. GROSCH  
 (SEAL)  
SUSAN M. GROSCH  
PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S) \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

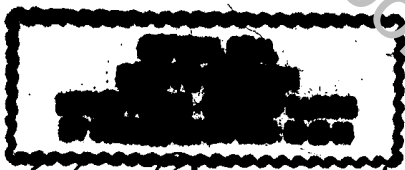
01060511 20f3 Cemo

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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 ANTHONY R. GROSCH AND SUSAN M. GROSCH, Husband and Wife, as Tenants by the entirety, of Unit 2405, 130 North Garland Court, Chicago, IL. 60602, personally known to me to be the same person(s) whose name(s) 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 as to Parking Space Unit 5-32..

Given under my hand and official seal, this 26<sup>TH</sup> day of September, 2005  
Commission expires 9/26, 2006 SCOTT E. COLEMAN  
NOTARY PUBLIC



*Scott Coleman 9/26/05*



**MAIL TO:**  
The Heritage at Millennium Park, LLC,  
a Delaware Limited Liability Company,  
445 W. Erie, # 210  
Chicago, IL 60610  
OR

**SEND SUBSEQUENT TAX BILLS TO:**  
The Heritage at Millennium Park, LLC,  
a Delaware Limited Liability Company,  
445 W. Erie, # 210  
Chicago, IL 60610

Recorder's Office Box No. \_\_\_\_\_

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## EXHIBIT A

**Parcel 1:**

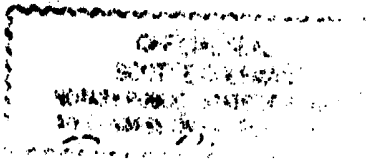
**Parking Space Unit P-5-32 in the Heritage at Millennium Park Condominium as delineated and defined on the Plat of Survey of the following described parcels of real estate:**

**Part of Lots 1 to 6, inclusive, in Block 12 in Fort Dearborn Addition to Chicago in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

**Which survey is attached as Exhibit "C" to the Declaration of Condominium recorded December 16, 2004 as Document number 0435103109, as amended from time to time, together with their undivided percentage interest in the common elements.**

**Parcel 2:**

**Easement appurtenant for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and easements recorded December 16, 2004 as document number 0435103107 for ingress and egress, for maintenance, structural support, use of facilities, encroachments, common walls, utilities, and permanent canopy over the land described therein. (Said land commonly referred to as the retail parcel.)**



Property of Cook County Clerk's Office

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## EXHIBIT B PERMITTED EXCEPTIONS

- (1) Current non-delinquent real estate taxes and taxes for subsequent years;
- (2) The Illinois Condominium Property Act;
- (3) The Declaration;
- (4) Declaration of Covenants, Conditions, Restrictions and Easements;
- (5) Applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (6) Leases and licenses affecting the common elements;
- (7) Public and utility easements and covenants conditions and restrictions of record;
- (8) Title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Grantor shall so remove at that time by using funds to be paid upon delivery of the Deed;
- (9) Matters insured over by Near North National Title Corporation;
- (10) Rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for alleys, roads and highways, if any; and
- (11) Acts done or suffered by Grantee.

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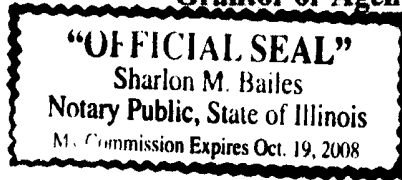
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed 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 September 29, 2005

Signature: Janet Bendis, as agent  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 29 day of Sept, 2005.  
Notary Public Sharon M. Bailes

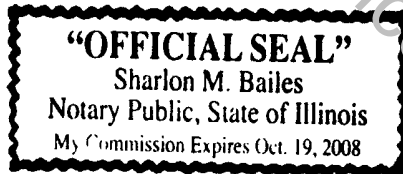


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation of foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 September 29, 2005

Signature: Janet Bendis, as agent  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 29 day of Sept, 2005.  
Notary Public Sharon M. Bailes



**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.)