

# UNOFFICIAL COPY

## QUIT CLAIM DEED

ILLINOIS STATUTORY

Company to Individuals



MAIL TO:

John E. Lovestrand, Esq.  
PALMISANO & LOVESTRAND  
19 South LaSalle, Suite 900  
Chicago, Illinois 60603

Doc#: 0625733037 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/14/2006 07:32 AM Pg: 1 of 4

NAME/ADDRESS OF TAXPAYERS:

PETER M. KOULOGEORGE  
DONNA M. KOULOGEORGE  
3423 NORTH LEAVITT STREET  
CHICAGO, ILLINOIS 60618

RECORDER'S STAMP

The Grantor, **4213-19 North Ashland, LLC**, an Illinois limited liability company, organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at the following address: 3423 North Leavitt, Chicago, Illinois 60618, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to the Grantees, **PETER M. KOULOGEORGE and DONNA L. KOULOGEORGE**, of Chicago, Illinois, not as tenants in common but as JOINT TENANTS, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See legal description and subject to provisions attached hereto as EXHIBIT "A" and incorporated herein by reference.

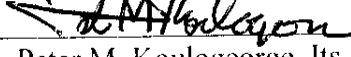
Permanent Index Number: 14-17-303-035-1003

Commonly Known as: Unit 2, 4213 North Ashland, Chicago, Illinois

Dated this 29<sup>th</sup> day of August, 2006.

**4213-19 North Ashland, LLC,**  
an Illinois limited liability company

By: **Picket Fence Development, Ltd.,**  
an Illinois corporation

By: X   
Peter M. Koulogeorge, Its President

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## EXHIBIT "A"

Parcel 1:

Unit 2 in the **4213 N. Ashland Condominiums** as delineated on a survey of the following described real estate:

**That part of the north 15.15 feet of Lot 23, that part of the south 19.15 feet of Lot 24 in F. Sulzer's Addition to Belle Plaine, being a subdivision of the south 8.81 acres of the Northwest ¼ of the Southwest ¼ west of Clark Street of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, lying east of a line 50.00 feet east of and parallel with the west line of said Section 17, in Cook County, Illinois,**

which survey is attached to the Declaration of Condominium recorded as Document No. **0423310036**, together with an undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to use Parking Space **G-3**, and Storage Room **S-2**, limited common elements as delineated on the survey attached to the aforementioned Declaration of Condominium.

Permanent Index Number: **14-17-305-035-1003**

Common Address: **Unit 2, 4213 North Ashland**, Chicago, Illinois 60640

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, 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.

THERE WAS NO RIGHT OF FIRST REFUSAL FOR THIS UNIT AS THIS WAS A NEW CONSTRUCTION CONDOMINIUM AND THEREFORE THERE WAS NO TENANT.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.

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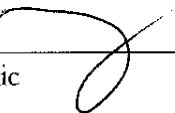
## STATEMENT BY GRANTOR AND GRANTEE

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 August 29, 2006

Signature:  \_\_\_\_\_

Subscribed and sworn to before me  
this 29<sup>th</sup> day of August, 2006.

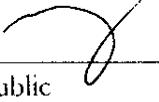
\_\_\_\_\_  
Notary Public 

The grantee or his agent affirms and verifies that 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 August 29, 2006

Signature:  \_\_\_\_\_

Subscribed and sworn to before me  
this 29<sup>th</sup> day of August, 2006.

\_\_\_\_\_  
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