

UNOFFICIAL COPY

MSC 2069047 1/6



After recording, please
return to:

Brown, Udell & Pomerantz, Ltd.
1332 North Halsted Street
Suite 100
Chicago, Illinois 60622

Doc#: 0625845050 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/15/2006 11:05 AM Pg: 1 of 7

Send Subsequent Tax Bills to:
4420 Clark Commercial, LLC
1361 West Fullerton Avenue
Chicago, Illinois 60614

QUIT CLAIM DEED

THE GRANTOR, 4418 - 24 North Clark Street, LLC, an Illinois limited liability company, with an address of 1361 West Fullerton Avenue, Chicago, Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND QUIT CLAIMS TO GRANTEE: 4420 Clark Commercial, LLC an Illinois limited liability company, with an address of 1361 West Fullerton Avenue, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Property Index Numbers: part of: 14-17-120-021-0000
14-17-120-022-0000

Exempt under provisions of Paragraph e Section 4. Illinois Real Estate Transfer Tax Act.

Sept 14, 2006
Date

[Signature]
Grantor or Representative

Exempt under provisions of Paragraph e Section 300.1-2 (B-6) or paragraph e Section 200.1-4(b) of the Chicago Transaction Tax Ordinance.

Sept 14, 2006
Date

[Signature]
Grantor or Representative


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Dated this ___ day of _____ 2006.

4418-24 NORTH CLARK STREET, LLC

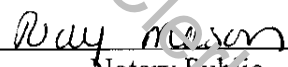
By: Berger Development, Ltd., an Illinois corporation, its manager

By: 
David Berger, President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that David Berger, 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 and delivered the said instrument in the capacity above noted as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 14th of September, 2006.


Notary Public



Property of Cook County Clerk's Office

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CONSENT OF MORTGAGEE

Great Bank NA ("Bank"), holder of a note secured by a mortgage on the Property dated September 23, 2005 and recorded with the Recorder of Deeds of Cook County, Illinois, on October 4, 2005 as Document No. 0527741187, as such mortgage is amended from time to time, hereby consents to the execution of and recording of the above and foregoing QUIT CLAIM DEED.

IN WITNESS WHEREOF, the said Bank has caused this instrument to be signed by its duly authorized officers on its behalf on this 5th day of September, 2006.

By: *Janusz*

Its: *Corp.*

ATTEST: *Richard Roberts*
Its *vice president*

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, the undersigned a Notary Public in and for said County and State, do hereby certify that *Donald A. Berger* and *Richard Roberts* the *Executive Vice President* and *Vice President* ("Officers" or "Authorized Signatories") respectively, of Great Bank, NA ("Bank"), personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Officers or Authorized Signatories appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purpose therein set forth.

GIVEN under my hand and Notarial Seal this 5th day of September, 2006.

 Mary Jo Andersen
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF LOTS 7 AND 8 IN BLOCK 23 IN RAVENSWOOD, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17 AND PART OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY LYING ABOVE A HORIZONTAL PLANE OF 24.07 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE OF 37.59 FEET (CHICAGO CITY DATUM) AND BEING BOUNDED AND DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 7; THENCE SOUTH 89 DEGREES 58 MINUTES 56 SECONDS WEST, 0.51 FEET ALONG THE NORTH LINE OF LOT 7; THENCE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS EAST, 1.06 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 43.54 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 28 SECONDS WEST, 1.16 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 11.02 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 3.50 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 8.41 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 WEST, 12.42 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 7.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 11.92 FEET; SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 14.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 19.52 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 7.20 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 27.53 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 5.93 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 16.58 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 32.32 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 28 SECONDS EAST, 6.50 FEET; THENCE 89 DEGREES 59 MINUTES 32 SECONDS EAST, 11.26 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 1.92 FEET; SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 6.07 FEET; THENCE NORTH 08 DEGREES 00 MINUTES 52 SECONDS WEST, 88.75 FEET TO THE POINT OF BEGINNING.

Commonly known as: 4420 North Clark Street, Chicago, Illinois

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

The undersigned, having an address of 1361 West Fullerton Avenue, Chicago, Illinois, being duly sworn on oath, states that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. That said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

-OR-

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

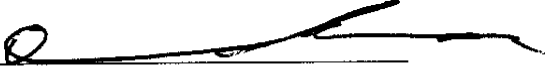
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that the undersigned makes this affidavit for the purposes of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

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4418-24 NORTH CLARK STREET, LLC

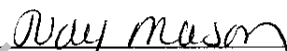
By: Berger Development, Ltd., an Illinois corporation, its manager

By: 
David Berger, President

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that David Berger, 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 and delivered the said instrument in the capacity above noted as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 10th of September, 2006.


Notary Public



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

Date: 9/14/06

Signature: 
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



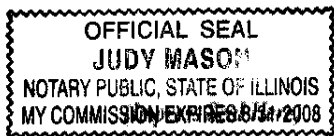
Judy Mason
Notary Public

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 in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 9/14/06

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



Judy Mason
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 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 Act.]