



RFS 6700  
1 of 6

Chicago Title Insurance Company

**QUIT CLAIM DEED  
ILLINOIS STATUTORY  
(Limited Liability Company to  
Limited Liability Company)**



Doc#: 0627226073 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/29/2006 11:45 AM Pg: 1 of 6

THE GRANTOR, TRIA PROPERTIES, LLC, an Illinois Limited Liability Company, of the City of Glenview, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to 7334 NORTH RIDGE, LLC, an Illinois Limited Liability Company of 4350 DiPaolo Center, Suite E. Glenview, Illinois 60025 of the County of Cook, 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 and made a part hereof".

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: 11-30-307-098-0000, 11-30-307-099-0000 and 11-30-307-190-0000  
Address of Real Estate: 7334 North Ridge, Unit ~~403~~ 408, Chicago, Illinois 60645

Dated this 29 day of September, 2006

TRIA PROPERTIES, LLC, an Illinois Limited Liability Company

By: Alex Gershbeyn  
Alex Gershbeyn  
Manager

STATE OF ILLINOIS COUNTY OF Cook  
THIS TRANSFER EXEMPT ACCORDING TO  
35 ILCS 200/31-45 PARAGRAPH F  
ILLINOIS REAL ESTATE TRANSFER ACT  
[Signature] 9/28/06  
SELLER, BUYER OR AGENT DATE

5129  
199

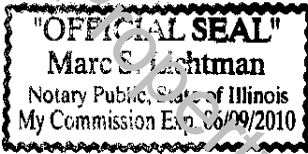
# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF LAKE

I, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ALEX GERSHBEYN, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 8<sup>th</sup> day of September, 2006

(Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH E  
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE: 9/8/06

Signature of Buyer, Seller or Representative

**Prepared By:** Marc S. Lichtman  
Attorney at Law  
Marc S. Lichtman & Associates, Ltd.  
222 North LaSalle Street  
Suite 200  
Chicago, Illinois 60601

**Mail To:**  
7334 NORTH RIDGE, LLC, an Illinois Limited Liability Company  
4350 DiPaolo Center, Suite E  
Glenview, Illinois 60025

**Name & Address of Taxpayer:**  
7334 NORTH RIDGE, LLC, an Illinois Limited Liability Company  
4350 DiPaolo Center, Suite E  
Glenview, Illinois 60025

CLERK'S OFFICE OF COOK COUNTY

**UNOFFICIAL COPY****LEGAL DESCRIPTION RIDER****LEGAL DESCRIPTION:**

Parcel 1:

Unit 408 in the 7334 NORTH RIDGE CONDOMINIUM, as delineated on a survey of the following described real estate:

The South 70 feet (as measured on the West Line) of Lot 6 (Except the East 7 Feet thereof taken for widening Ridge Avenue) in County Clerk's Division of part of the Southwest Fractional  $\frac{1}{4}$  of Fractional Section 30, North of Indian Boundary Line in Township 41 North, Range 14, East of the Third Principal Meridian, Also the South 70 feet of Lot "A" in Ridge Heights, Being a Subdivision of Lot 7 (except the West 541 feet thereof), in County Clerk's Division of Part of the Southwest Fractional  $\frac{1}{4}$  of Fractional Section 30, North of Indian Boundary Line in Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium Ownership for 7334 North Ridge Condominium Association made by 7334 North Ridge, LLC and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0522119107 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Unit P- 40, a Parking Space in the 7334 NORTH RIDGE CONDOMINIUM, as delineated on a survey of the following described real estate:

The South 70 feet (as measured on the West Line) of Lot 6 (Except the East 7 Feet thereof taken for widening Ridge Avenue) in County Clerk's Division of part of the Southwest Fractional  $\frac{1}{4}$  of Fractional Section 30, North of Indian Boundary Line in Township 41 North, Range 14, East of the Third Principal Meridian, Also the South 70 feet of Lot "A" in Ridge Heights, Being a Subdivision of Lot 7 (except the West 541 feet thereof), in County Clerk's Division of Part of the Southwest Fractional  $\frac{1}{4}$  of Fractional Section 30, North of Indian Boundary Line in Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium Ownership for 7334 North Ridge Condominium Association made by 7334 North Ridge, LLC and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0522119107 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 3

The exclusive right to the use of Storage Space 38, a Limited Common Element as Delineated in the aforesaid Declaration of Condominium as S- 38 recorded in Cook County, Illinois.

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~~Parcel 4~~

~~The exclusive right to the use of Laundry Room Locker \_\_\_\_\_, a Limited Common Element as Delineated in the aforesaid Declaration of Condominium as L \_\_\_\_\_ recorded in Cook County, Illinois.~~

Commonly Known as: 7334 North Ridge, Unit 408, Chicago, Illinois

Permanent Index Number: 11-30-307-190-0000; 11-30-307-099-0000; 11-30-307-098-0000

Grantor also hereby Grants to 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.

The Tenant of unit has waived or has failed to exercise the right of first refusal.

**SUBJECT TO:**

- (a) General real estate taxes for the previous and current year not yet due and payable and for subsequent years, including taxes which may accrue by reason of new additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions agreements, conditions, party wall rights and building lines of record;
- (d) The Condominium Property Act of the State of Illinois;
- (e) Survey attached as Exhibit B to the Declaration of Condominium Ownership for 7334 North Ridge Condominium Association recorded on August 9, 2005 as document number 0522119107
- (f) Declaration of Condominium Ownership for 7334 North Ridge Condominium Association recorded on August 9, 2005 as document number 0522119107;
- (g) Applicable zoning and building laws and ordinances;
- (h) Plats of dedication and plats of subdivision and covenants thereon

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Property of Cook County Clerk's Office

11. THE DEED TO THE SUBJECT UNIT MUST CONTAIN THE FOLLOWING:

Received #  
①

LANGUAGE: GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

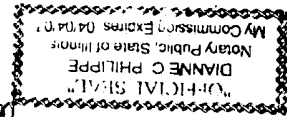
# UNOFFICIAL COPY

## 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 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 9/18, 2006 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by said Grantor this 8 day of Sept, 2006

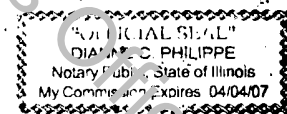


Notary Public [Signature]

The grantee 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 9/18, 2006 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by said Grantee this 8 day of Sept, 2006



Notary Public [Signature]

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).