



MTC # 2071835

Doc#: 0701741096 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/17/2007 12:08 PM Pg: 1 of 4

**QUIT CLAIM DEED**

ILLINOIS STATUTORY

Individual to LLC

MAIL TO:

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

NAME/ADDRESS OF TAXPAYER:

3000 North, LLC  
1000 N. Milwaukee Avenue, Suite 200  
Chicago, Illinois 60622

RECORDER'S STAMP

M.G.R. TITLE

The Grantor, **KRZYSZTOF KARBOWSKI**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to the Grantee, **3000 North, LLC**, an Illinois limited liability company, all right, title and interest in and to the following described property situated in the City of Chicago and County of Cook and State of Illinois, to wit:

See Legal Description attached hereto as EXHIBIT "A" and made a part hereof

Permanent Real Estate Index Number: **14-29-210-040-0000**  
(undivided; affects other land)

Address: **Unit 2N, 3010 North Sheffield Avenue, Chicago, Illinois 60657**

Dated this 15<sup>th</sup> day of December, 2006.

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

12.15.06  
Date John E. Lovestrand  
Buyer, Seller or Representative

By: X [Signature]  
Krzysztof Karbowski

# UNOFFICIAL COPY

State of Illinois )  
 ) SS.  
County of Cook )

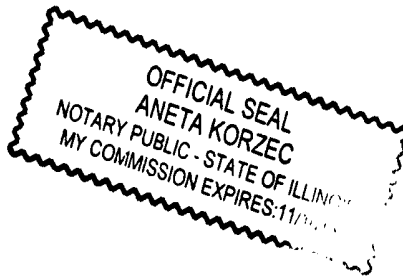
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Krzysztof Karbowski** personally known to me to be the Manager of **3000 North, LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager, he signed and delivered the said instrument 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 **15<sup>th</sup>** day of December, 2006.

*John E. Lovstrand*  
Notary Public

My commission expires: 11/16/09

This instrument prepared by: John E. Lovstrand  
PALMISANO & LOVSTRAND  
19 South LaSalle Street, Suite 900  
Chicago, Illinois 60603



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## Legal Description

### Parcel 1:

Unit 2N in the 3010 N. SHEFFIELD CONDOMINIUMS as delineated on a Survey of the following described property :

Lots 20 and 21 in the Subdivision of Block 8 in the Subdivision of Lots 2 and 3 in Canal Trustee's Subdivision of the East ½ of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

### Parcel 2:

The exclusive right to use **Parking Space G-2**, A Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document **0620844092**.

Permanent Real Estate Index Number: **14-29-210-040-0000** (undivided; affects other land)

Address: Unit 2N, 3010 North Sheffield Avenue, Chicago, Illinois 60657

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 IS NO RIGHT OF FIRST REFUSAL FOR THIS UNIT AS THIS IS A NEW CONSTRUCTION CONDOMINIUM AND 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, including the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants recorded in the Office of the Cook County Recorder of Deeds.

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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 December 15, 2006

Signature: 

Subscribed and sworn to before me  
this 15th day of December, 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 December 15, 2006

Signature: 

Subscribed and sworn to before me  
this 15th day of December, 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