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QUIT CLAIM DEED

ILLINOIS STATUTORY
Corporation to Individual



Doc#: 0701944075 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/19/2007 03:58 PM Pg: 1 of 4

MAIL TO:

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

NAME/ADDRESS OF TAXPAYER:

Brian Finger
1000 North Milwaukee, Suite 200
Chicago, Illinois 60622

RECORDER'S STAMP

The Grantor, **BNC Builders, Inc.**, an Illinois corporation, 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 following Grantee, with an address of 1000 North Milwaukee, Suite 200, Chicago, Illinois 60622, any and all interest in the below parcels of real estate situated in the County of Cook and State of Illinois, to wit:

BRIAN FINGER, individually

See Legal Description attached hereto and made a part hereof

Common Addresses: Units 2, 3 and 4, 1727 North Western, Chicago, Illinois 60647

Affected Permanent Index Numbers: 14-31-319-003-0000 ; 14-31-319-004-0000 ;
14-31-319-005-0000 (all undivided)

Dated this 16th day of January, 2007.

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

1-16-07
Date

[Signature]
Buyer, Seller or Representative

BNC Builders, Inc.,
an Illinois corporation

By: X

[Signature]

Brian Finger
Its President and Secretary

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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 **Brian Finger** personally known to me to be the President and Secretary of **BNC Builders, Inc.**, an Illinois corporation, 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 he signed and delivered the said instrument as President and Secretary of said corporation, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of January, 2007.



Aneta Korzec
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

Cook County Clerk's Office

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Legal Description

Parcel 1:

Units 2, 3 and 4 in the **1727 N. Western Condominiums** as delineated on a Plat of Survey of the following described property:

THE NORTH 28.00 FEET OF THE SOUTH 139.50 FEET OF A TRACT OF LAND CONSISTING OF LOTS 4, 5, 6, 7, 8, 9, 10 AND 11 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31) IN BLOCK 3 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which Survey is attached to the Declaration of Condominium recorded as Document No. **0701816071**, together with an undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to use **Parking Spaces P-3** (assigned to **Unit 2**), **P-2** (assigned to **Unit 3**), and **P-5** (assigned to **Unit 4**), all Limited Common Elements, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. **0701816071**, and as delineated on the Survey attached to the First Amendment to the Declaration for the 1717-1727 N. Western Master Association recorded with the Cook County Recorder of Deeds as Document Number **0635315054**.

Common Addresses: **Units 2, 3 and 4, 1727 North Western, Chicago, Illinois 60647**

Affected Permanent Index Numbers: **14-31-319-003-0000 ; 14-31-319-004-0000 ; 14-31-319-005-0000**

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.

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

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.

FURTHER SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) applicable zoning and building laws and ordinances;
- (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (5) utility easements, if any, whether recorded or unrecorded; and
- (6) covenants, conditions, restrictions, encroachments and easements of record, including the **Declaration of Easements, Covenants, & Restrictions for the 1717-1727 N. Western Development Master Association** recorded as Document No. **0533418073**, as amended from time to time (including but not limited to the First Amendment thereto recorded as Document Number **0635315054**), and the aforementioned and previously recorded **Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants**, as amended from time to time, and as though the provisions thereof were set forth herein.

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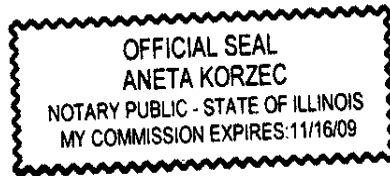
STATEMENT BY GRANTOR AND GRANTEE


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 January 12, 2007

Signature: 

Subscribed and sworn to before me
this 12th day of January, 2007.




Notary Public

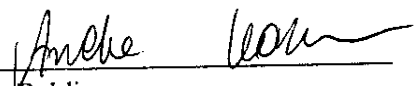
The grantee or his agent affirms and verifies that the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 January 12, 2007

Signature: 

Subscribed and sworn to before me
this 12th day of January, 2007.




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