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Doc#: 0703750053 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/08/2007 09:59 AM Pg: 1 of 3

**QUIT CLAIM DEED**

**After Recording, Mail to:**

Brad J. Pawlowski, Esq.  
The Fritzshall Law Firm  
6584 W. Northwest Hwy.  
First Floor  
Chicago, IL 60631

This space is for **RECORDER'S USE ONLY**

EST 07/16/25

**THIS QUIT CLAIM DEED** is made as of January 31, 2007 between **SRY, LLC**, a Delaware limited liability company ("Grantor"), having an address of 1030 W. Higgins Rd., Suite 230, Park Ridge, IL 60068 and **BRAD J. PAWLOWSKI AND STEVEN N. FRITZSHALL** ("Grantees"), of 6584 W. Northwest Hwy., Chicago, IL 60631.

**WITNESSETH**, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby CONVEY AND QUIT CLAIM unto Grantee, and to their respective heirs and legal representatives, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

**UNIT NUMBER #260 IN THE 1030 W. HIGGINS OFFICE CONDOMINIUM AS DELINEATED ON A SURVEY FO THE FOLLOWING DESCRIBED LAND:**

**LOT 1 IN MANU LIFE SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM DATED OCTOBER 12, 2006 AND RECORDED NOVEMBER 8, 2006 AS DOCUMENT NUMBER 0631215064 IN COOK COUNTY, ILLINOIS AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS THEY ARE FILED OF RECORD PURSUANT TO THE DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.**

**PIN: #12-02-300-116-0000 (AFFECTS UNDERLYING LAND)**  
**Commonly known as: Unit #260 at 1030 W. HIGGINS RD., PARK RIDGE, IL 60068**

Grantor also 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 aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements for the benefit of said Property set forth in the Declaration,



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 26807

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and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration or any Amended 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.

This Deed is subject to: (1) general real estate taxes for 2006 and subsequent years; (2) the Condominium Act and the Condominium Declaration including all amendments and exhibits thereto; (3) applicable zoning and building laws and other ordinances of record; (4) encroachments, if any; (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) leases and licenses affecting the Common Elements; (8) covenants, conditions, restrictions, easements and agreements of record; and (9) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and, if applicable (10) that certain office lease of the Bricton Group dated as of March 22, 1998 (the "Lease") for Office Suite #260 in the 1030 W. Higgins Condominium Building.

The Tenant of this Unit has waived or failed to exercise the right of first refusal to purchase the Unit. GRANTOR HEREBY CERTIFIES THAT THIS IS NOT HOMESTEAD PROPERTY.

**IN WITNESS WHEREOF**, Grantor has hereto caused the foregoing Special Warranty Deed to be signed and delivered as of the day and year first above written.

**THE UNDERSIGNED GRANTOR DOES HEREBY CERTIFY THAT THIS TRANSACTION IS EXEMPT FROM TRANSFER TAX UNDER THE PROVISIONS OF CHAPTER 120, SECTION 1004 (D) OF THE ILLINOIS REVISED STATUTES.**

SRY, LLC, a Delaware Limited Liability Company

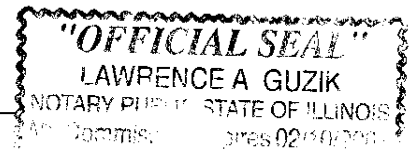
By: [Signature]  
Title: Manager

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 Ruben Ybarra, 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 own free and voluntary act as Manager of SRY, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 31<sup>ST</sup> day of January, 2007.

[Signature]  
Notary Public



This document prepared by:  
Lawrence A. Guzik, Esq.  
Attorney at Law  
330 E. Main St., Suite 215  
Barrington, IL 60010

Mail subsequent tax bills to:  
Brad J. Pawlowski, Esq.  
The Fritzshall Law Firm  
6584 W. Northwest Hwy.  
Chicago, IL 60631

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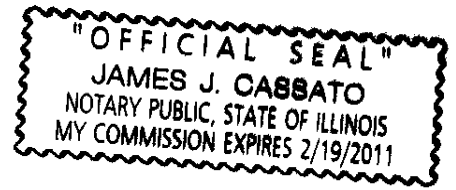
## STATEMENT BY GRANTOR AND GRANTEE

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, 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 1-31-07, 20\_\_

Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 31 day of January, 2007  
Notary Public [Signature]

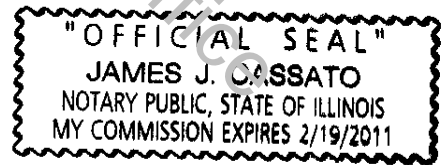


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 of acquire title to real estate under the laws of the State of Illinois.

Dated 1-31-07, 20\_\_

Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 31 day of January, 2007  
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 Illinois Real Estate Transfer Tax Act.