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QUITCLAIM DEED

Doc#: 0706615050 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/07/2007 10:15 AM Pg: 1 of 5

Above Space for Recorder's use only

THE GRANTOR, BUCKTOWN HOMES DEVELOPMENT, LLC, for and in consideration of the sum of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, hereby CONVEYS AND QUIT CLAIMS unto: ARTHUR E. MERTES, the following described real estate in the County of COOK and State of ILLINOIS to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as: 1354 W. Augusta Blvd., Unit 301
Chicago, IL 60622

P.I.N 17-05-312-004-0000, 17-05-312-005-0000, and 17-05-312-006-0000 (Pre-division)

(the "Property") subject to the matters listed on Exhibit "A" attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding and enforceable against the Property (the "Permitted Encumbrances").

EXECUTED the 6th day of March, 2007.

BUCKTOWN HOMES DEVELOPMENT, LLC,
an Illinois Limited Liability Company

By: 
ARTHUR E. MERTES, President

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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 ARTHUR E. MERTES, 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 she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 6th day of March, 2007

My commission expires 09/02, 2008.



[Signature]
Notary Public

EXEMPT UNDER PROVISIONS
OF REAL ESTATE TRANSFER ACT,
PARAGRAPH E, SECT. 8.

DATE 03/06/2007

[Signature]
Signature of Buyer, Seller, or Representative

Name and address of preparer:
Synergy Law Group, L.L.C.
730 W. Randolph Street, 6th Flr.
Chicago, Illinois 60661

After recording mail to:
Arthur E. Mertes
730 W. Randolph Street, 6th Flr.
Chicago, Illinois 60661

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EXHIBIT "A" TO QUITCLAIM DEED

UNIT NO. 301 IN THE 1354 WEST AUGUSTA COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 4, 14 AND 15 IN BLOCK 14 IN THE ELSTON ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THE COMMERCIAL PROPERTY (DESIGNATED AS COMMERCIAL UNIT 101 AND COMMERCIAL UNIT 102 THEREON AND LEGALLY DESCRIBED IN THAT CERTAIN COMMERCIAL PROPERTY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS DATED MARCH 1, 2007 AND RECORDED AS DOCUMENT NO. 0706615045);

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 1354 WEST AUGUSTA COURT CONDOMINIUM RECORDED AS DOCUMENT NO. 0706615046 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-3 AND BALCONY SPACES L.C.E. 301 – B1, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 1354 WEST AUGUSTA COURT CONDOMINIUM RECORDED AS DOCUMENT NO. 0706615046 ("DECLARATION").

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 aforesaid, 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.

(continued on following page)

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EXHIBIT "A" TO QUITCLAIM DEED (CONTINUED)

This deed is subject to:

1. Current non-delinquent real estate taxes and taxes for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record;
5. Applicable zoning and building laws, ordinances and restrictions;
6. The Condominium Property Act of Illinois;
7. Acts done or suffered by the Grantee;
8. Grantee's mortgage.

The subject building was completely vacant for over one year prior to the recording of the aforesaid Declaration, and, therefore, no tenant right of first refusal existed.

Property of Cook County Clerk's Office

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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: March 6, 2007

BUCKTOWN HOMES DEVELOPMENT, LLC
An Illinois Limited Liability Company



ARTHUR E. MERTES, President

SUBSCRIBED AND SWORN TO

before me by the said Grantor on
this 6 day of March, 2007.

Notary Public: 



The Grantee or his Agent affirms and verifies 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.

Dated: March 6, 2007

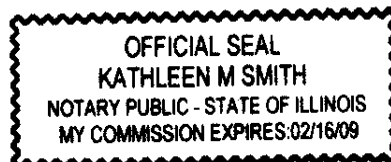


ARTHUR E. MERTES

SUBSCRIBED AND SWORN TO

before me by the said Grantee on
this 6 day of March, 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.