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207 2444 MTC Slaveny
QUIT CLAIM DEED

Doc#: 0709641103 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/06/2007 10:26 AM Pg: 1 of 4

ILLINOIS STATUTORY
Corporation to Corporation

MAIL TO:

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

NAME/ADDRESS OF TAXPAYER:

Time Properties, Inc.
1000 North Milwaukee, Suite 200
Chicago, Illinois 60622

RECORDER'S STAMP

M.G.R. TITLE

The Grantor, **Madison Developers, 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 legally described parcel of real estate situated in the County of Cook and State of Illinois, to wit:

TIME PROPERTIES, INC., an Illinois corporation

See Legal Description and Subject To provisions attached hereto as Exhibit "A"

Common Address: *Commercial Unit C, 2442 West Madison, Chicago, Illinois 60612*

Affected Permanent Index Numbers: **16-12-428-018-0000** (undivided)
16-12-428-033-0000 (undivided)

Dated this 4th day of April, 2007.

Madison Developers, Inc.,
an Illinois corporation

Exempt under provisions of Paragraph 6, Section 4,
Real Estate Transfer Tax Act.

4/4/07
Date

John Lovestrand
Buyer, Seller or Representative

By: X

Krzysztof Karbowski

Krzysztof Karbowski
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 **Krzysztof Karbowski** personally known to me to be the President and Secretary of **Madison Developers, 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 4th day of April, 2007.



John E. Lovestrand

 Notary Public
 My commission expires: 9-4-2010

This instrument prepared by:

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

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Exhibit "A"

Commercial Unit C in the **2442 W. Madison Condominiums** as delineated on a Plat of Survey of the following described property :

Lot 18 (except the East 3.00 feet) and the East 4.00 feet of Lot 19 in L.D. Boone's Addition to Chicago, a Subdivision of the Southeast Block of the East 33.81 acres of the South ½ of the Southeast ¼ of Section 12, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached to the Declaration of Condominium recorded as Document No. 0631815105, together with an undivided percentage interest in the Common Elements.

Common Address: *Commercial Unit C*, **2442 West Madison**, Chicago, Illinois 60612

Affected Permanent Index Numbers: **16-12-428-018-0000** (undivided)
16-12-428-033-0000 (undivided)

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:

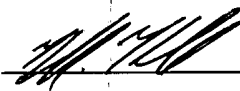
- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded;
- (7) covenants, conditions, restrictions, encroachments and easements of record, including the **Madison Properties Easement and Maintenance Agreement** and the **Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants**, both of which have been previously recorded in the Office of the Cook County Recorder of Deeds.

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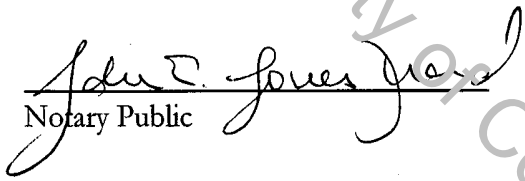
STATEMENT BY GRANTOR AND GRANTEE

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 April 4, 2007

Signature:  _____

Subscribed and sworn to before me
this 4th day of April, 2006.


Notary Public

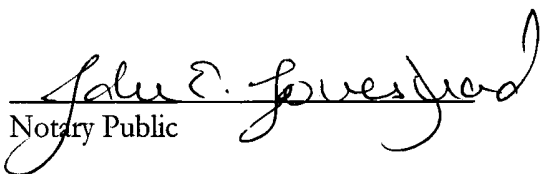


The grantee or his agent affirms and verifies that the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 April 4, 2007

Signature:  _____

Subscribed and sworn to before me
this 4th day of April, 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.