

UNOFFICIAL COPY



Doc#: 0712844060 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/08/2007 03:25 PM Pg: 1 of 4

Prepared by and upon
recording return to:

Charles Mack

Wolin, Kelter & Rosen

55 W Monroe, Ste. 3600

Chicago, IL 60603

QUIT CLAIM DEED

The Grantor, 2449 W Foster, LLC., an Illinois limited liability company, having an address at 1141-J Lake Cook Road, Deerfield, IL 60015, in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to Foster Condominium Co.p, an Illinois corporation, having an address at 561 W Diversey, Ste. 200 Chicago, IL 60614, the property commonly known as three foot wide strip along the west line of the property at 2449 W Foster Ave., Chicago, IL, the following described real estate in Cook County, Illinois and as shown on the drawing attached:

SEE EXHIBIT A - ATTACHED.

This Deed is exempt from the real estate transfer tax pursuant to Section 31-45(e). 35 ILCS 200/31-45.

IN WITNESS WHEREOF, the Grantor has caused its signature to be hereunto affixed, this 26 day of April, 2007.

2449 W Foster, LLC, an Illinois limited liability
company

By: 

Name: Bruce Teitelbaum

Its: authorized member

UNOFFICIAL COPY

STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that Bruce Teitelbaum, the authorized member of 2449 W foster, LLC, personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of April, 2007.

Michelle L. Meadows

Notary Public



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Common Address: ~~2449 W Foster, Chicago, IL~~ 2451 W. Foster, Chicago, IL 60625

PIN: 13-12-401-013-0000 (legal contains only a portion of said PIN)

The West three (3.0) feet of the following property described as Lots 37 and 38 and West eleven (11) feet of Lot 39 in Vollmer's Subdivision of Lots 3,4,5,6,7,8 and Lot 2 (except the north 53.06 feet thereof) in town of Bowmanville in East half of the Southeast quarter of Section 12, Township 40 North Range 13, East of the Third Principal Meridian in Cook County, Illinois.

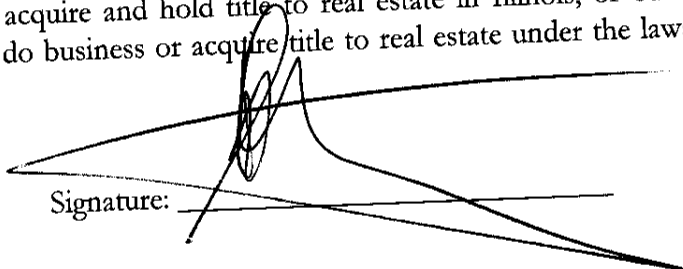
UNOFFICIAL COPY

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 May 8, 2007

Signature: _____



Subscribed and sworn to before me
this 8th day of May, 2007.

Arleta L. Bazile
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 May 8, 2007

Signature: _____



Subscribed and sworn to before me
this 8th day of May, 2007.

Bessie Taylor
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