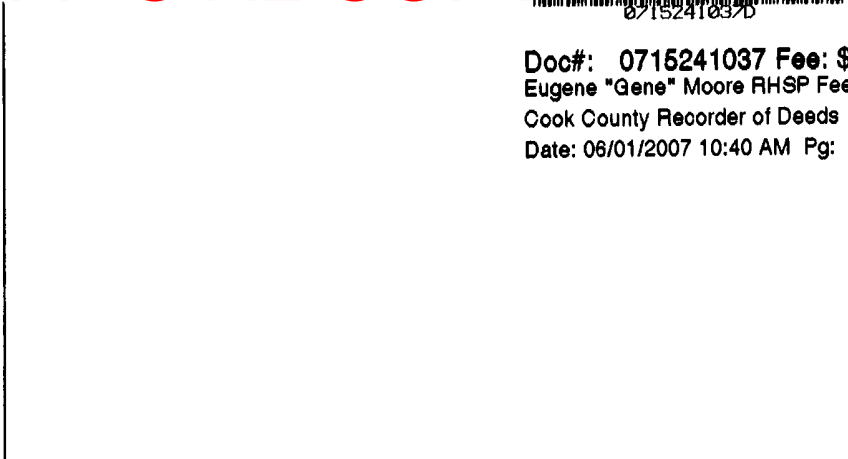




Doc#: 0715241037 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/01/2007 10:40 AM Pg: 1 of 4

**QUITCLAIM
DEED
(ILLINOIS)**



Above Space for Recorder's use only

110162

THE GRANTOR, ARTHUR E. MERTES 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: LAKESHORE HISTORIC PROPERTIES, LLC, the following described real estate in the County of Cook and State of Illinois to wit:

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 ¼ OF SECTION 15, 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").

Not Homestead Property

Permanent Real Estate Index Number(s): 17-05-312-004-0000; 17-05-312-005-0000; 17-05-312-006-0000.
Address of real estate: 1354 W. AUGUSTA BLVD., #301, CHICAGO, IL 60622

DATED this 25TH day of May, 2007.

ARTHUR E. MERTES

SYNERGY TITLE SERVICES LLC
730 W. RANDOLPH ST.
SUITE 300
CHICAGO IL 60661
312.334.9600

UNOFFICIAL COPY

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 25th day of May, 2007

My commission expires 02/16, 2009



[Signature]
Notary Public

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

DATE: May 25, 2007

[Signature]
Signature of Buyer, Seller, or Representative

Name and address of preparer:

Kathy Smith
730 W. Randolph, 6th Flr.
Chicago, Illinois 60661

After recording mail to:

Lakeshore Historic Properties, LLC
c/o Arthur E. Mertes
730 W. Randolph, 6th Flr.
Chicago, Illinois 60661

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

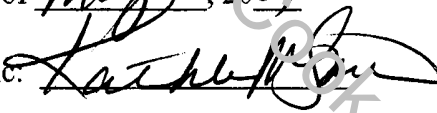
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

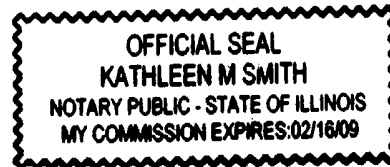
Dated: May 25, 2007



ARTHUR E. MERTES

SUBSCRIBED AND SWORN TO
before me by the said Grantor on
this 25 day of May, 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.

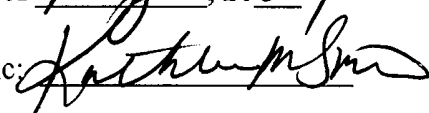
Dated: May 25, 2007

LAKESHORE HISTORIC PROPERTIES, LLC
An Illinois Limited Liability Company



ARTHUR E. MERTES, President

SUBSCRIBED AND SWORN TO
before me by the said Grantee on
this 25 day of May, 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.

UNOFFICIAL COPY

File No.: 110162

EXHIBIT A

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

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COMMONLY KNOWN AS: 1354 W. AUGUSTA BLVD., #301, CHICAGO IL 60622
17-05-312-004-0000; 17-05-312-005-0000; 17-05-312-006-0000