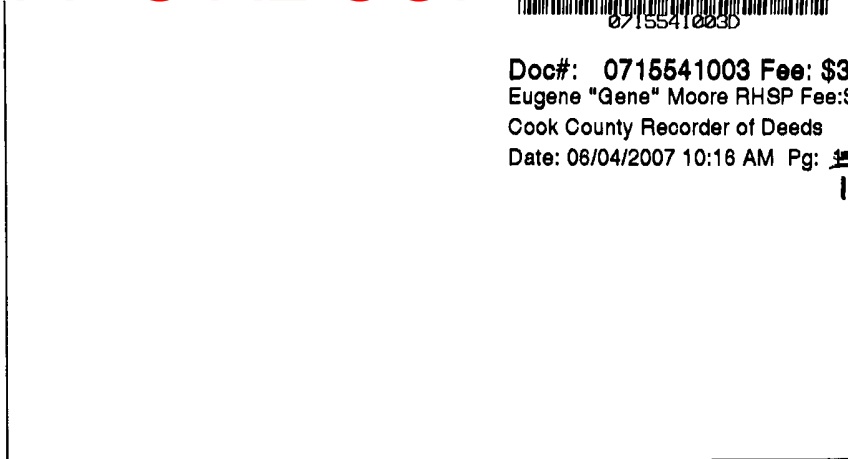




Doc#: 0715541003 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/04/2007 10:16 AM Pg: ~~1~~

1 of 3

QUITCLAIM
DEED
(ILLINOIS)



Above Space for Recorder's use only

110161

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. 302 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-5, ROOF RIGHTS L.C.E. ROOF 302 AND BALCONY SPACES L.C.E. 302-B1 AND L.C.E. 302-B2, 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").

COMMONLY KNOWN AS: 1354 W. AUGUSTA BLVD., #302, CHICAGO, IL 60622

17-05-312-004-0000; 17-05-312-005-0000; 17-05-312-006-0000.

DATED this 25TH day of May, 2007.

ARTHUR E. MERTES

SYNERGY TITLE SERVICES, INC.
730 W. RANDOLPH ST.
SUITE 800
CHICAGO IL 60601
312.334.8000

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

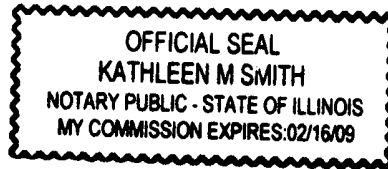
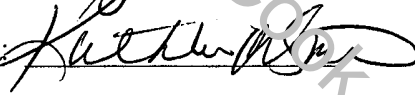


ARTHUR E. MERTES

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

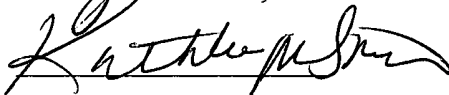


ARTHUR E. MERTES, President

SUBSCRIBED AND SWORN TO

before me by the said Grantee on this 28 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.