

# UNOFFICIAL COPY

## QUIT CLAIM DEED

ILLINOIS STATUTORY  
Corporation to Individual

MAIL TO:

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

NAME/ADDRESS OF TAXPAYER:

**Brian Finger**  
1000 North Milwaukee, Suite 200  
Chicago, Illinois 60622



Doc#: 0717060087 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/19/2007 02:26 PM Pg: 1 of 4

RECORDER'S STAMP

The Grantor, **BNC Builders, 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 parcels of real estate situated in the County of Cook and State of Illinois, to wit:

**BRIAN FINGER, individually**

See Legal Description attached hereto and made a part hereof

Common Addresses: **Units 1R, 2F, 2R and 3, 1857 West Armitage, Chicago, Illinois 60622**

Affected Permanent Index Number: **14-31-402-002-0000** (undivided)

Dated this 15<sup>th</sup> day of June, 2007.

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

6/15/07  
Date  
John E. Lovestrand  
Buyer, Seller or Representative

**BNC Builders, Inc.**,  
an Illinois corporation

By: X Brian Finger  
Brian Finger  
Its President and Secretary

# 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 **Brian Finger** personally known to me to be the President and Secretary of **BNC Builders, 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 15<sup>th</sup> day of June, 2007.



*John E. Lovstrand*  
Notary Public

My commission expires: 9-4-2010

This instrument prepared by:

John E. Lovstrand  
PALMISANO & LOVSTRAND  
19 South LaSalle Street  
Suite 900  
Chicago, Illinois 60603

# UNOFFICIAL COPY

## Legal Description

### Parcel 1:

Units **1R, 2F, 2R and 3** in the **1857 W. Armitage Condominiums** as delineated on a Plat of Survey of the following described property:

**Lot 10 in the Subdivision of Lots 4, 5, 8, 9 and 10 in Block 32 in Sheffield's Addition to Chicago, in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,**

which Survey is attached to the Declaration of Condominium recorded as Document No. 0715 822 077, together with an undivided percentage interest in the Common Elements.

### Parcel 2:

The exclusive right to use **Parking Spaces G-1** (assigned to **Unit 3**), and **G-2** (assigned to **Unit 2R**), Limited Common Elements, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 0715 822 077.

Common Addresses: **Units 1R, 2F, 2R and 3, 1857 West Armitage, Chicago, Illinois 60622**

Affected Permanent Index Number: **14-31-402-002-0000** (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 THERE WAS NO TENANT IN THE UNIT AT THE TIME OF CONVERSION.

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) applicable zoning and building laws and ordinances;
- (4) acts done or suffered by grantee or anyone claiming by, through or under grantee;
- (5) utility easements, if any, whether recorded or unrecorded; and
- (6) covenants, conditions, restrictions, encroachments and easements of record, including the aforementioned and previously recorded **Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants**, as amended from time to time, and as though the provisions thereof were set forth herein.

# 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 June 15, 2007

Signature: *[Handwritten Signature]*

Subscribed and sworn to before me  
this 15th day of June, 2007.

*John E. Lovstrand*  
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 June 15, 2007

Signature: *[Handwritten Signature]*

Subscribed and sworn to before me  
this 15th day of June, 2007.

*John E. Lovstrand*  
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.