

UNOFFICIAL COPY

QUIT CLAIM DEED

SAW8351577 / 2005 6/09

THE GRANTORS, Linda H. McGovern, an unmarried woman, Russell Schoen and an unmarried man, and Josephine Hyde, an unmarried woman, for and in consideration of Ten & 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUITCLAIMS to Russell Schoen, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc#: 0721133018 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/30/2007 07:19 AM Pg: 1 of 3

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 13-13-224-020-0000 (underlying)

Address of Real Estate: 4507 North Campbell, Unit 1, Chicago, IL 60625

Dated this 20th day of July, 2007.

Linda H. McGovern
Linda H. McGovern

Russell Schoen
Russell Schoen

Josephine Hyde
Josephine Hyde

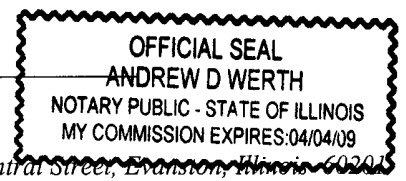
STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Linda H. McGovern, Russell Schoen and Josephine Hyde, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, on July 20, 2007.

Andrew D. Werth
NOTARY PUBLIC

My commission expires: 4-4-2009



This instrument was prepared by and mail to: Andrew D. Werth & Associates, 2822 Central Street, Evanston, Illinois 60201
847-866-0124

BOX 333-CT1

UNOFFICIAL COPY**EXHIBIT A**

Legal Description of premises commonly known as 4507 North Campbell, Unit 1, Chicago, IL 60625
Property Index Number: 13-13-224-020-0000 (underlying)

UNIT NUMBER 1, IN THE 4507 NORTH CAMPBELL CONDOMINIUM, AS DELINIATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 21 IN BLOCK 14 IN NORTH EST LAND ASSOCIATION'S SUBDIVISION OF THE EAST ½ OF THE EAST ½ AND THE EAST 33 FEET OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼, LYING SOUTH OF THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0720415280; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

under provisions of Paragraph E, Section 4,
Estate Transfer Tax Act.
Real Estate
9/20/2007
Date
Russell Schoen
Buyer, Seller or Representative

Provisions

Grantor also hereby grants to the Grantees, its successors and assignees, 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.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as through the provisions of said Declaration were recited and stipulated at length herein.

SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of Closing;
- (2) the State of Illinois Condominium Property Act;
- (3) terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto;
- (7) installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium;
- (8) covenants, conditions, restrictions, building lines, encroachments and easements of record;
- (9) party wall rights and agreements.

The Purchaser of Unit 1 was the Tenant of the unit prior to the conversion of the building to a condominium.

MAIL TO: Russell Schoen, 4507 North Campbell, Unit 1, Chicago, IL 60625

SEND TAX BILLS TO: Russell Schoen, 4507 North Campbell, Unit 1, Chicago, IL 60625

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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 and hold title to real estate under the laws of the State of Illinois.

Dated 7/20/07, _____ Signature: W. U. Frenzel
Grantor or Agent

Subscribed and sworn to before me by the
said agent

this 20 day of July

[Signature]
Notary Public



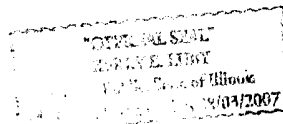
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 7/20/07, _____ Signature: W. U. Frenzel
Grantee or Agent

Subscribed and sworn to before me by the
said agent

this 20 day of July

[Signature]
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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]